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BRUCE CROXON

ISLAND OWNER - GEORGIAN BAY, ONTARIO



Island life is in my DNA.

My mother is Jamaican and I spent time in the Caribbean as a child. But growing up in Toronto, traveling south of the border wasn't always a possibility. Some of my earliest memories are of my parents renting rudimentary cottages in out-of-the-way destinations—basically just a lake to jump in and a place to sleep—and I remember feeling, “Nice!”

But then I grew up and adult responsibilities took over. I put myself through university and travelled the world thanks to money earned by planting trees throughout British Columbia. It gave me the opportunity to further appreciate the vastness of our beautiful planet. Although my professional life has evolved as an entrepreneur and investor in technology and digital media, I am still drawn toward nature and life's simple pleasures.

Our island is on Georgian Bay, a region I consider to be one of the most beautiful places on earth. I confess that I always feel better when I'm out of the city. It's visceral. Something I feel in my gut. But it's also how we choose to live there that makes a difference. There is a marked absence of technology. We're off the grid and any energy is generated by solar panels. It's remarkable to watch my two kids, who typically gravitate toward the easy download of content, roam around and make their own fun. Our society doesn't have enough of these pure, self-created moments of joy.

For prospective island buyers, I suggest taking the time to understand the property's geographic position and infrastructure so it meets your needs. I approach my island from the east, which provides shelter from what can sometimes be extreme weather conditions. As I walk toward the west I am blessed with unencumbered views. This truly spectacular setting feels untouched, and often an entire weekend will pass without even seeing a boat sail by. We chose to rely on solar energy and it's been a good education about where power comes from, but if being on the grid is a factor, it's important to research an island's current or potential build-out.

Island life provides a profound absence of noise and distraction. Some might call it isolating, but for me it's an opportunity to relax and rejuvenate. I encourage you to explore the islands in this issue and discover your own private oasis.

Sincerely,

Bruce Croxon

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Printed by	General Printers
Web	www.privateislandsmag.com
Published Bi Annually	Next Issue May 2015
Distribution	International
Advertising	Private Islands Inc. 67 McCaul St. Toronto, Ontario M5T 2W7 Canada Tel: 1 647 477 5581 advertising@privateislandsinc.com

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EXPLORING NEW HORIZONS

My role as CEO of Private Islands Inc. allows me to place a showcase of the most astonishing global private islands at your fingertips, from Florida to Georgian Bay, from the Caribbean to the far reaches of Asia. It's my hope that the Fall/Winter 2014-15 issue of Private Islands Magazine will delight, inspire, and make you realize that having your own private island – whether as a short-term rental or to keep in the family for generations – is not out of reach.

Helping me to make my case is this issue's guest editor, Bruce Croxon. Like me, this entrepreneur from Toronto owns an island on Georgian Bay, one of Ontario's most scenic spots, and revels in every opportunity to take his family off the grid to enjoy life's simple pleasures. Once you've spent an afternoon lounging on your private waterfront patio or a quiet night stargazing without the intrusion of city lights, you'll emerge refreshed in a way that you didn't imagine possible. In fact, the natural beauty of this region inspired an ad donation to the Georgian Bay Land Trust in this issue, because what better cause for a private island magazine to support than a charity dedicated to preserving this geologically unique archipelago?

But there is no one-size-fits-all model when it comes to private island real estate. Our team is always on the lookout for new additions to the marketplace so that you can meet your island match. In this issue, some of the latest private islands for sale include Clapboard Island West, featuring an elegant turn-of-the-century home and multiple swimming beaches on Maine's Casco Bay (p. 78); and Strum Island, in the heart of Nova Scotia's Mahone Bay, boasting a 9,500-square-foot estate and panoramic views (p. 70).

On the balmy end of the island real estate spectrum, Coral Island (p.24) leads some exciting new developments in Malaysia. Located off the coast of northern Borneo in the Coral Triangle, it's simultaneously exotic and accessible, with fully furnished villa plans available for placement on the isle's 27 beachfront parcels.

Asia has definitely been on my mind since the successful launch of our office in China. Plans are now in the works for a Chinese edition of Private Islands Magazine, and you can expect to see even more far-flung locales popping up on the HGTV show "Island Hunters," for which I serve as executive producer and host.

There is a world of island real estate ready for your discovery if you dare to dream a little. What are you waiting for?

Chris Krolow
Publisher, Private Islands Magazine
CEO, Private Islands Inc.



BELLE LUNE ISLAND
HONEY HARBOUR - GEORGIAN BAY, ONTARIO

© PAUL BENNETT - ALL IMAGES

By Barbara E. Lester



You will see many a beautiful moon reflected in Canada's Georgian Bay at the peaceful Belle Lune, a mere two hour journey from the greater Toronto area. With its granite tableaux and wind-swept white pines, Belle Lune Island presents seclusion but also the benefit of being immediately adjacent to Lake Huron's outstanding Beausoleil Island National Park. Beausoleil is a dream neighbor with its time-worn rock faces, diverse habitats, and cultural history dating back 5,000 years.

Belle Lune's lovely two-bedroom, two-bath home with attached guest cottage maximizes the astounding views of this area. Throughout the home, you will feel as if the outdoors has come indoors with its screened porches and verandas providing gorgeous 360-degree vistas. A fireplace in the open-plan great room pipes out heat through its vents, warming the whole well-insulated house. Maple hardwood floors and a vaulted, cedar, exposed-beam ceiling accentuate the great room, which also incorporates a dining room. The two bedrooms are separated and the large master suite lies adjacent to the northwest-facing screened-in porch, which offers stunning views. The kitchen features high-quality finishes, including granite countertops and stainless-steel appliances, cream-colored hardwood cabinets, a colorful blue island, and even a wine cooler to maximize your relaxation quotient.

A west-facing, covered passage connects the main house to the guest wing, with its self-contained bedroom, bathroom, and sitting area. There is also a storage shed on the property. For those early-morning or late-afternoon workouts, an east-facing yoga deck makes exercise seem heavenly. If more lodging is required on the three-acre island, there is a site north of the house where a 600-square-foot cabin could be built. The island has hydropower and telephone service via underwater cables.

Belle Lune, a sanctuary for mink and otter, also offers fine fishing and birding opportunities. Loons and mallards rule the roost, while fishermen will discover large-



© PAUL BENNETT - ALL IMAGES



and small-mouth bass, walleye, salmon, pike, and muskie. The omnipresent shoreline makes all forms of water sports accessible, or boat over to Beausoleil for tent camping, overnight and day docking, hiking and biking trails, and countless interpretive nature activities. It's easy to launch from Belle Lune's two deep-water docks on the east and south sides.

Accessibility is one of the island's greatest features: It's also just 15 minutes from Honey Harbor; but more significantly, since it's in southern Georgian Bay, you will be neighbors with the active community of Cognashene, Ontario, a cottage community that offers many activities for families and their children, including sailing, a children's recreation program, and summer regattas.

The island and its home are only CAD 1.69 million. From sunrise to sunset, Belle Lune Island integrates all of the beauty of Georgian Bay and its ecological wonders, making this a stellar opportunity for the region.



Belle Lune Island
Georgian Bay, Ontario
3 acres

CAD 1,690,000

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STEELE POINT ESTATE

BRITISH VIRGIN ISLANDS, CARIBBEAN

© JIM SCHEINER

Steele Point Estate, which exclusively occupies the western peninsula of Tortola in the British Virgin Islands, could be your personal access point to some of the best sailing waters in the world. This stunning group of four properties on the Steele Point Peninsula offers all the benefits of a private island with even more convenience. Nestled along either side of the peninsula that forms the entrance to Soper's Hole Marina and the West End are three villas, Gestalt,

Blackbeard's Hideaway, and the Treehouse, each with their own flair. Atop the peninsula's precipice sits the grand Steele Point Villa, its private dock 90 feet below.

Recently renovated to the highest of standards, Steele Point Villa is an open, airy island home providing complete privacy and a dramatic 360-degree view of ocean, yachts, and largely undeveloped islands.

The villa features patios, courtyards, indoor and alfresco dining areas, and five air-conditioned bedroom suites, all with private, full baths and ocean views. The raised, open-plan living, dining, and kitchen area has been completely remodelled with the professional-grade kitchen ingeniously re-fashioned to suit the space. The lounge area is light, relaxed, and comfortable, bedecked in modern conveniences. Down at the dock, the largest of yachts can be accommodated.

There are few more romantic places on the planet to share a meal than on the covered dining terrace at Steele Point Villa.

Gestalt Villa boasts a pool and deck area carved into the rocky cliffside overlooking the water. A short walk down the villa's path leads to another ocean-side dock ideal for sunbathing, swimming, snorkelling, and scuba diving. This four-bedroom villa is magnificently



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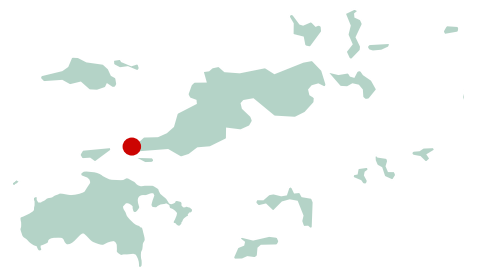
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landscaped with hibiscus, birds of paradise, frangipani, oleander, and orchids.

Blackbeard's Hideaway offers fabulous ocean views, beautifully manicured gardens, and lush vegetation for optimal seclusion and privacy. This two-bedroom villa has soaring 18-foot ceilings, open-plan living and dining areas, outside dining terraces, and a state-of-the-art kitchen. The inviting ambiance, romantic appeal, and simple design make it a popular lovers' getaway.

Located on the highest point of the Steele Point Peninsula, the Treehouse overlooks both the Atlantic and the Caribbean Sea and many nearby islands. This villa truly has one of the most stunning panoramas that Tortola has to offer, with views of sunrise and sunset from the same vantage point.

While it has all the breathtaking beauty, luxury, and exclusivity of a private island, Steele Point Estate is within easy driving distance of Tortola's white-sand beaches and its westernmost port of entry, making customs clearance easily accessible. A new helicopter pad has just been installed as well. There is plenty of additional land on this gated peninsula to develop the property further or to leave as pristine green space. The only disturbance at Steele Point will be the sounds of sails flapping in the wind as boats drift by.



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PUMPKIN KEY

FLORIDA KEYS, USA

By LoAnn Halden

Well-trafficked U.S. Highway 1 funnels thousands of visitors into the Florida Keys to bask in the island chain's laid-back Caribbean-style vibe and inviting aquamarine waters. But there is a very special detour available for a discerning traveler in search of that convenient tropical charm without the hassle of tourist hords – and it's located right at the top of the Keys.

Pumpkin Key, a tree-cloaked 26-acre private island with panoramic bay views, sits in the tranquil water of Card Sound Bay, only 10

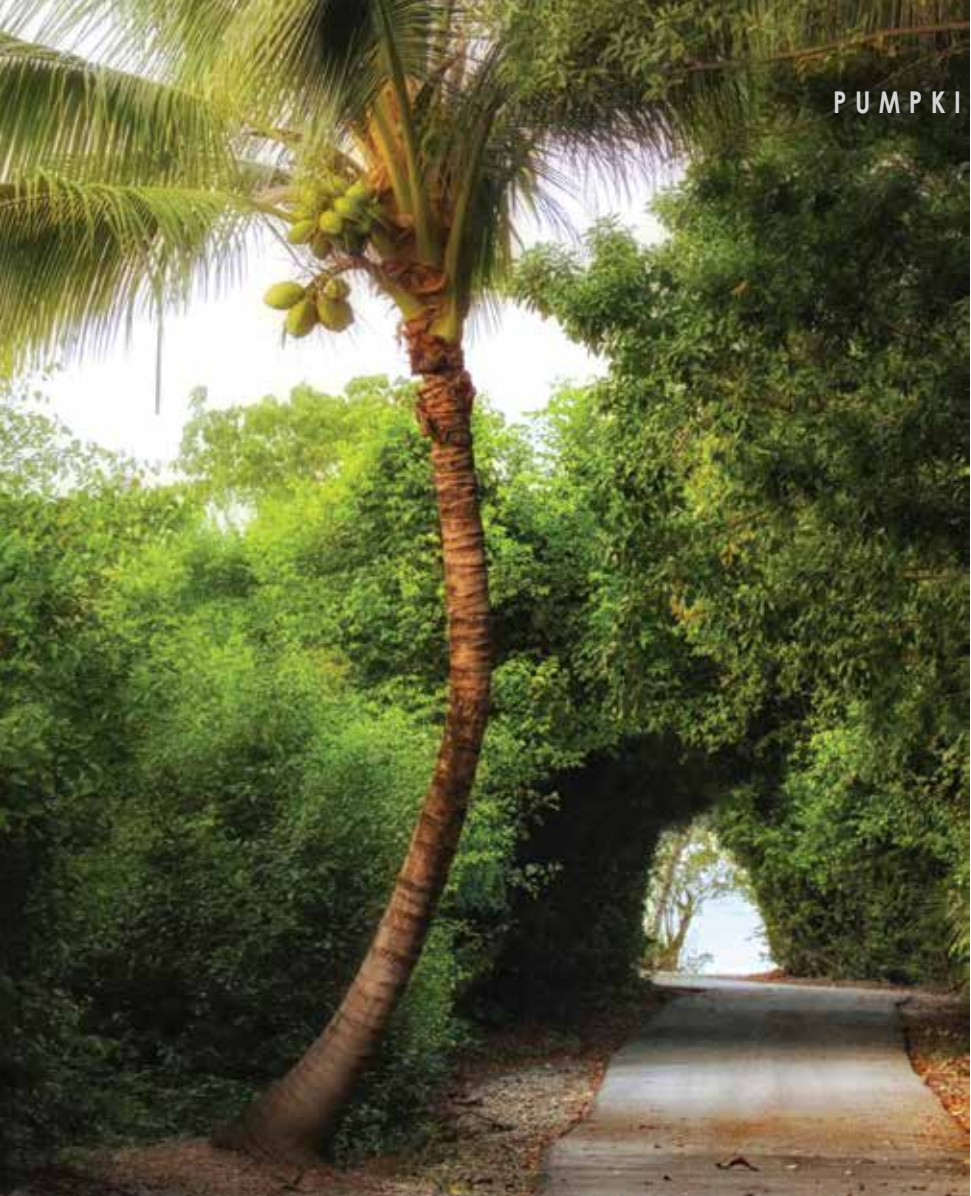
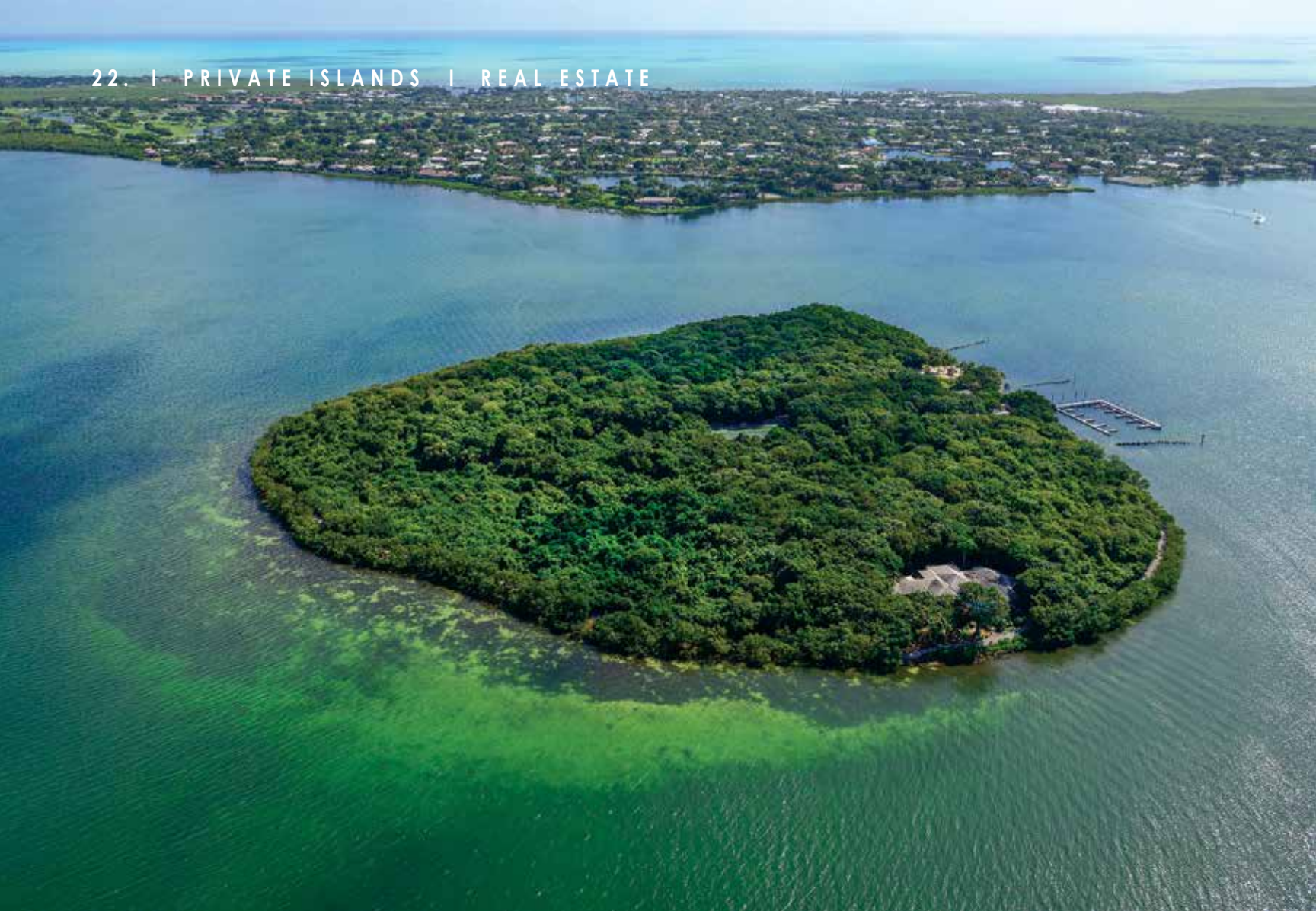
minutes via helicopter from Miami. Lobster holes and top-notch fishing spots for tarpon, snapper, and grouper surround its shores. Swaths of mangroves line the area's coast in deep green, preventing urban life from encroaching on the island's sightlines. North America's only living coral barrier reef, with its renowned diving and snorkeling opportunities, is a few miles away. Sunsets create spectacular light shows overhead year-round.

The property is currently set up as a secure single-family estate with

a 5,000-square-foot three-bedroom, three-and-a-half-bath residence, two caretaker's cottages, swimming pool, hot tub, and a dock master's apartment and office. Golf cart paths circle the island for ease of exploration, and tennis courts at the island's center double as a helipad. A 20-slip marina can accommodate a megayacht. Ownership includes a three-bedroom home with 100 feet of dockage in the prestigious Ocean Reef, a well-respected private club at the northernmost tip of Key Largo that is a 10-minute boat ride from the island.

What truly makes Pumpkin Key a standout is development potential worthy of its US \$110,000,000 price tag. Water and electric are already in place from the shore to a dozen 1.5-acre bay-facing lots on the island. The key could easily be transformed into a family compound with multiple waterfront homes or a group of owners could build upon the exclusivity of Ocean Reef and create a club of private island residences within the club.





Nestled in 2,500 palm-studded acres, Ocean Reef is one of the world's most comprehensive private club communities, offering an oceanfront inn, full-service spa and salon, multiple shops and restaurants, a medical center, a 175-slip marina, two 18-hole championship golf courses, tennis and lawn sports, jogging and cycling paths, a cooking school, gourmet grocery store, nature and cultural centers, an art league, and a range of children's activities in addition to its collection of private residences. Miami International Airport is an hour away and a 4,456-foot lighted airstrip is available for private jets on site.

No other private island so successfully melds the mystique of tropical solitude with a connection to civilization like Pumpkin Key. Boat to Ocean Reef for resort comforts, pop to Miami for nightlife, or simply lounge in the tropical splendor of your island estate. The possibilities are endless when you invest in the untapped riches of Pumpkin Key.



PUMPKIN KEY

Florida Keys, USA
26 acres

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... now it's time to make a new home in a new land
and discover the wonders of Malaysian Borneo.

UNDISCOVERED PARADISE
CORAL ISLAND, MALAYSIAN BORNEO

By Barbara E. Lester



For private island hunters, there's an exciting new destination to stir your wanderlust. Skilled mega-yachters who have tired of the Caribbean and Mediterranean have long turned to the Coral Triangle in South East Asia and the western Pacific Ocean with its bounty of corals and its surfeit of turtle and reef fish species. And now it's time to follow their lead and discover the wonders of the easily accessed Malaysian Borneo.

Covering approximately 287,000 square miles, Borneo is the third largest island in the world with enough ecosystems to be a complete microcosm. Its dominant features are rain forests, exotic wildlife, the highest mountain in South East Asia, and spectacular coral reefs. Just off the coast of the Malaysian state of Sabah, in northern Borneo, Coral Island is waiting to welcome you as the lot owner of your soon-to-be-built villa.



As part of the Coral Triangle, measuring about a mile long and a little over a half mile wide, this dream island offers just 27 breath-taking land parcels. Already 13 of the 1 ½ acre beachfront lots have sold. The price of the lots: a very reasonable US \$125,000 to \$295,000. There is also a private 10 acre, 5-hole golf course for one lucky lot owner, for just an extra \$195,000! The Coral Island Company boasts one of the top 13 emerging architects from Bali who has creatively designed 4 unique and pre-set villa plans – one to four bedrooms with natural stone infinity swimming pools, beach gazebos, jacuzzis, tennis courts and helipads – from which you can mix and match to suit your desires. Bespoke designs are also available. The designs, whilst truly luxurious, retain a natural and rustic charm to blend harmoniously with the natural environment, with fully furnished villas ranging from just US \$195,000 to \$989,000. A turnkey management arrangement which includes villa maintenance upkeep, property cleaning, security, and a rental management agreement for those times when your villa is vacant and you seek a healthy rental income, costs from just \$275 a month dependent on villa size. Villas will be rented to guests by the management company fully staffed with cook and butler service.

This environmentally green company has ensured that each villa has its own self-contained infrastructure and utility system. At the rear of

each plot lies your own solar panel system feeding natural electricity directly to your property's private power storage. As a result of the latest technology, you will derive your fresh drinking and bathing water from a high tech seawater desalination plant, and a self-contained low maintenance subterranean tank system will provide efficient waste management. Ionized swimming pool systems are chlorine and chemical free.

The proximity to Borneo, a destination that has been described as another Jurassic Park, ensures plenty of access to eco-adventure. As much as you will love Coral Island, you will make many trips to the mainland to discover one natural wonder after another. The highest mountain in Sabah is Mt. Kinabalu at 13,455 feet, ranking it as Southeast Asia's tallest peak. You can do everything from jungle trekking to mountain climbing to white-water rafting, all within an area the size of Florida, USA.

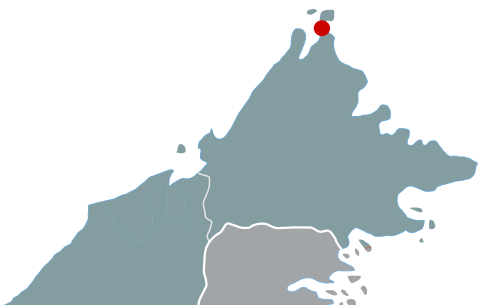
Of course, the tropical ocean teeming with fish is the main draw, and you will find some of the best diving in the world in Malaysian Borneo. Sightings of 10 to 20 giant turtles on a single dive are common place in this rich marine habitat. Among the other astounding marine life are barracuda, big-eye trevally, mantas, eagle rays, whale sharks, cuttlefish, blue-ringed octopus, sea horses, and even mating mandarin

fish. And if you long for something truly different, discover the area's historic culture at a Rungus tribe longhouse in Kudat just 13 miles away on the mainland, or the infamous House of Skulls in Penampang, a half-hour drive from the capital of Kota Kinabalu where the local Kadazan tribe displays evidence of a headhunting past.

The Coral Island sanctuary is accessible by air and sea. Fly in via daily flights from all major Asian cities – Hong Kong, Kuala Lumpur, Bangkok, Singapore, Tokyo, Taiwan or Manila – to Kota Kinabalu, the capital city of Malaysian Borneo. KK, as it is known, is a sophisticated, developed city with a ton of activities and resorts. This international and cultural entertainment center offers a host of shopping malls, five-star beach hotels, restaurants, and international banks.

From Kota Kinabalu, simply take a 5 times weekly 40-minute flight to Kudat, the gateway town to your Coral Island sanctuary. If you prefer to travel by land, 24-hour taxi services are available for the scenic drive from Kota Kinabalu to Kudat, which takes approximately two hours. Your exclusive paradise is then reached by a quick 30-minute boat ride 15 miles from the Kudat Marina Hotel and 18 hole golf course. For the most direct, charter a helicopter in Kota Kinabalu, which will breeze by Mount Kinabalu directly to Coral Island in 20 to 40 minutes.

And, of course, the island can be reached by private charter motor yacht. The yacht Putri Sutera, located in the Sutera Harbor Resort marina in KK, carries up to 12 people with four crew members in absolute luxury. Cruise at a comfortable speed past the gorgeous Sabah coastline en-route to the fantasy land of Coral Island, which will soon become your own private reality.



CORAL ISLAND

Tip of Borneo - Malaysia, Asia

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... It's possible to build a two-bedroom villa with pool for less than \$500,000, fully furnished, and which includes the price of the lot.





TAKING ON THE WORLD

THE WORLD ISLAND PROJECT - DUBAI, UAE

From the moment of its inception in 2003, The World became synonymous with fantasy and luxury. Just over two miles off the coast of Dubai in the Persian Gulf, the real estate developer Nakheel created a collection of 300 islands forming the shape of the world's continents. Ranging from approximately six to 20 acres, they were designed as the ideal bases for private homes, estates, resorts, and communities.

Although the global economic slowdown stymied construction on

the islands, a renewed sense of excitement and activity in the region has accompanied the United Arab Emirates' successful bid to host the 2020 World Expo in Dubai. The project has never looked more promising, and thanks to a new partnership between Private Islands, Inc. and Sarmad Real Estate, The World has never been more within reach.

"The World island project is one of the few places where you can own a private island in a developed and luxurious city that also is

considered an international travel hub," says Sarmad Fatouh, CEO of Sarmad Real Estate. "Your experience in The World is connected to the beat of mainland Dubai in business, fashion, premier events, and leisure. Global investors widely acknowledge that Dubai real estate will continue booming toward the Expo 2020. Now is just the right time to be a part of it, considering the huge potential for this unique development."

The partnership between the companies provides ease of access to individual island purchases and also to joint investment opportunities

with the savvy island owners who bought early in anticipation of The World's emergence as an icon of opulence.

"I am excited about playing a major role in marketing this development to the world," says Chris Krolow, CEO, Private Islands, Inc. "I've always been fascinated by the concept of man-made islands, because of their limitless possibilities. This truly is a real estate investment where dreams become reality."

For more information, email info@privateislandsinc.com.

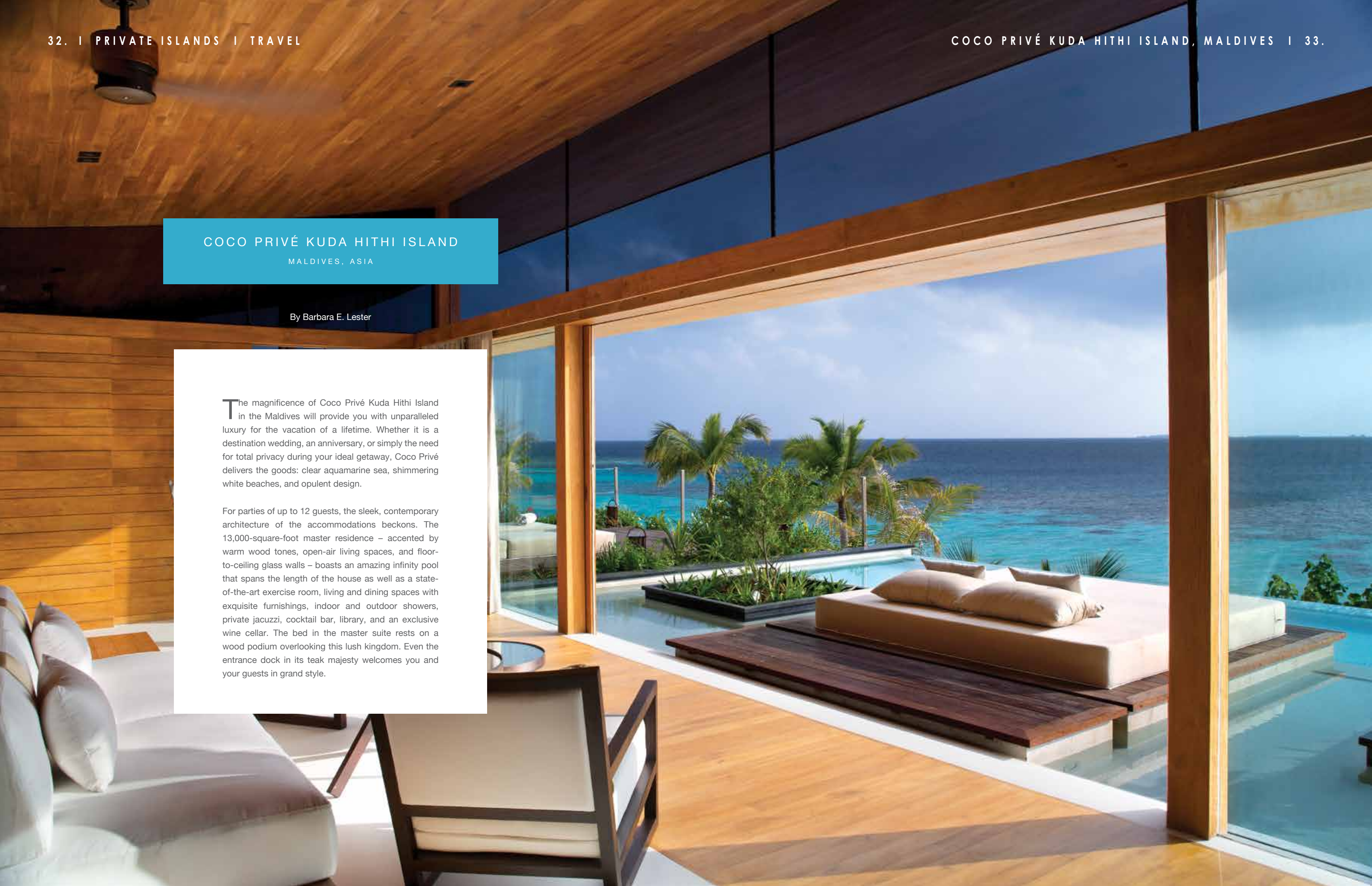
COCO PRIVÉ KUDA HITHI ISLAND

MALDIVES, ASIA

By Barbara E. Lester

The magnificence of Coco Privé Kuda Hithi Island in the Maldives will provide you with unparalleled luxury for the vacation of a lifetime. Whether it is a destination wedding, an anniversary, or simply the need for total privacy during your ideal getaway, Coco Privé delivers the goods: clear aquamarine sea, shimmering white beaches, and opulent design.

For parties of up to 12 guests, the sleek, contemporary architecture of the accommodations beckons. The 13,000-square-foot master residence – accented by warm wood tones, open-air living spaces, and floor-to-ceiling glass walls – boasts an amazing infinity pool that spans the length of the house as well as a state-of-the-art exercise room, living and dining spaces with exquisite furnishings, indoor and outdoor showers, private jacuzzi, cocktail bar, library, and an exclusive wine cellar. The bed in the master suite rests on a wood podium overlooking this lush kingdom. Even the entrance dock in its teak majesty welcomes you and your guests in grand style.





Your Time, Your Space

In addition to the incomparable master residence, Coco Privé offers four more luxury guest villas, two with private swimming pools to pamper your lucky guests. The island is fully serviced by Coco Privé's personal staff who will cater to your every desire. Dining is available 24/7 with gourmet meals or a personalized minibar snack menu prepared by the island's private chef. The beverages of your choice are also available.

In the realm of recreational activities, snorkeling, scuba diving, spa treatments, beach picnics, deep-sea fishing, paddle boarding, windsurfing, and kayaking are offered (with some additional charges for a few of the motorized sports). You can even arrange to sleep under the stars – in a luxurious way that bears no resemblance to primitive camping.

The island appeals to high-profile and celebrity guests craving privacy, but for those who might yearn for a little civilization, Coco Collection's five-star resort Coco Bodu Hithi is just a few minutes' boat ride away. Here you can enjoy a cocktail at the bar or dinner at well-appointed restaurants.

Another attractive feature is its convenient location to the airport. The island is in North Male Atoll, less than 20 miles from Male International Airport. Guests can arrive in style on a luxury yacht which takes about 40 minutes from the airport, or by private seaplane in about 15 minutes.

There are 1,190 islands in the Maldives, and Coco Privé Kuda Hithi Island ranks at the top of those exclusive destinations.

Coco Privé ranges from USD 13,000 per night in low season to USD 34,000 per night in the high season. Although Coco Privé has a substantial inventory of supplies, guests with particular or special needs should message ahead of their visit. A personal host will also be available throughout your stay.

For more information visit: www.cocoprive.com or email yourplace@cocoprive.com.



VILLA ESTATE AT CASEY BAY
BRITISH VIRGIN ISLANDS, CARIBBEAN

VILLA ESTATE AT CASEY BAY
Exclusive beachfront property
British Virgin Islands, Caribbean

PRICE UPON REQUEST

INQUIRIES
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BVI Sotheby's Int. Realty
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284 340 5500



Villa Estate at Casey Bay is a stunning contemporary residence, with brilliance in its architectural design, using the finest materials to frame and enhance the Caribbean landscape surrounding it. The canopied entrance opens onto a double-height formal living room, which leads on to the informal outside covered living and dining areas complete with wet bar and built-in stainless barbecue. The neutral colours blend seamlessly

with the natural materials used in the house and nothing detracts from the view of the sea and distant islands. Engineered to withstand the test of time and weather, the reinforced concrete walls are faced with natural stone and concrete tiled roof made to look like cedar shingles are only some of the elements of this well thought out beachfront home.



SOL Y SOMBRA VILLA

BRITISH VIRGIN ISLANDS, CARIBBEAN

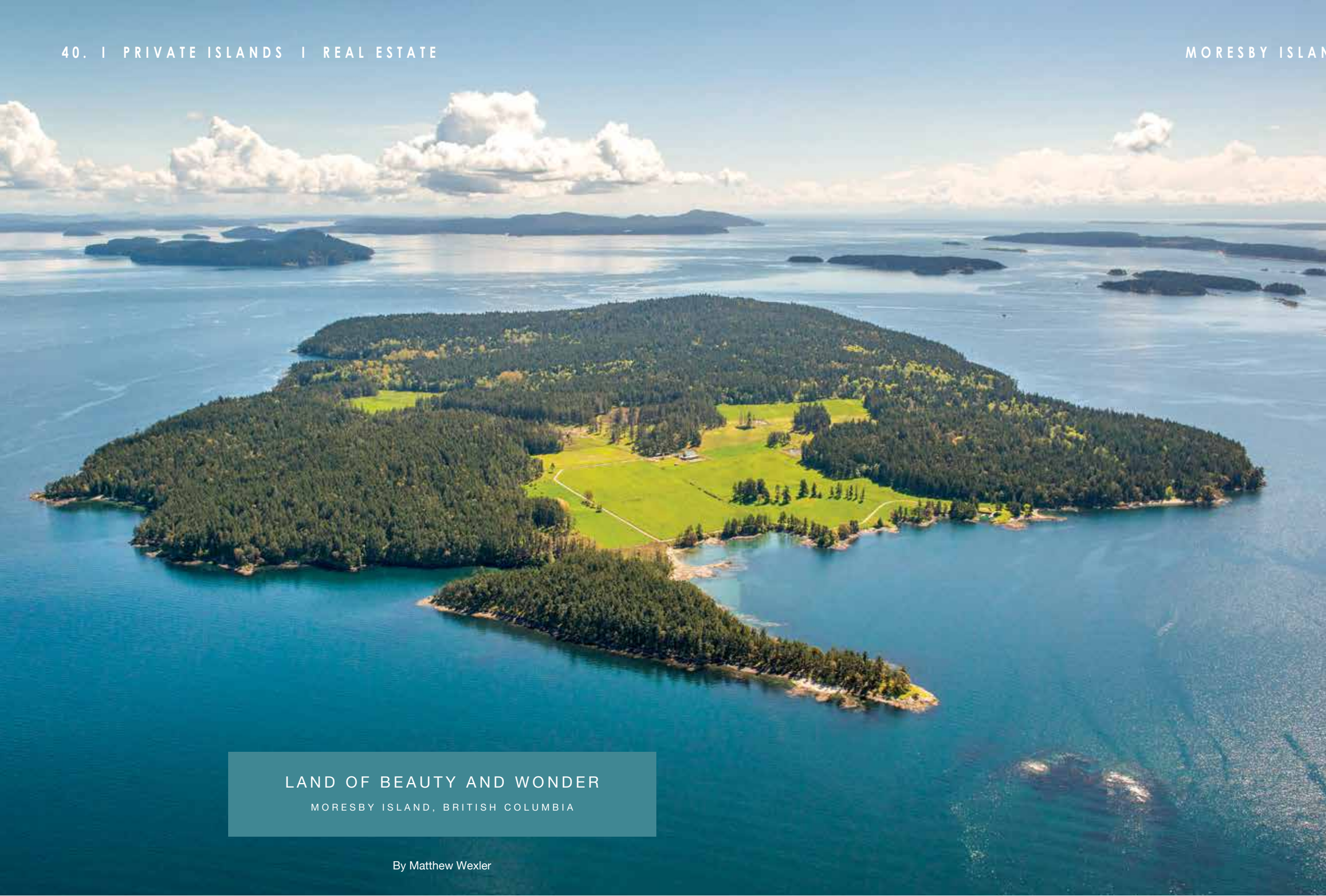
The five pavilions of Sol y Sombra are nestled among dramatic boulders that form the famous “Baths” of Virgin Gorda. This seaside villa has an acre and a half of lush, tropical gardens, a vanishing-edge swimming pool, a lighted tennis court and a fully-equipped gym. Two beaches greet guests: A 1,000-foot stretch of white sand rims the glistening water of palm-fringed Valley Trunk Bay, while Little Trunk Bay’s clear waters are studded with dramatic rock and coral formations. Sol y Sombra’s Main Pavilion has an office space with an adjoining gym, a formal dining room for 12 guests, and a state-of-the-art kitchen with the option for a personal chef. Each of the pavilions has a unique feature, such as a private tennis court or terraces perched atop a two-story boulder, and the bedroom pavilions hug a vanishing-edge pool. Luxury in exceptional natural surroundings is the hallmark of Sol y Sombra.

SOL Y SOMBRA VILLA
British Virgin Islands, Caribbean

PRICE UPON REQUEST

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LAND OF BEAUTY AND WONDER
MORESBY ISLAND, BRITISH COLUMBIA

By Matthew Wexler



“History in the making” is perhaps the best way to describe the magnitude of Moresby Island, a 1,440-acre private island located on Canada’s western shores amid the picturesque Gulf Islands Archipelago. Currently, one of the largest private islands for sale worldwide (and certainly the largest in Canada), it is exceptionally suited for a visionary seeking to capture the unparalleled potential of this historic piece of land.

According to local folklore, Moresby Island was once part of a thriving agricultural community, producing apples and ground crops for the growing cities of Victoria and Vancouver. Today, the island is uninhabited with the exception of a small herd of cattle and a number of horses and sheep – all lovingly watched over by an on-site caretaker.

But Moresby Island’s true beauty lies in its natural wonder and miles of undisturbed waterfront. With the exception of a comfortable three-bedroom home with western exposure and a small harbor, the lush grounds remain primarily untouched. Stretching two-and-a-half miles in length and more than a mile wide, nearly 90 percent of the island is in its natural state and a stunning representation of the region’s diverse forestry. The varied shoreline with its quaint coves

and beaches offers photo-worthy vistas in every direction.

Nestled at the southern end of the Straight of Georgia, the Gulf Islands’ Mediterranean-like microclimate makes it the ideal respite any time of year. The Southern Gulf Islands are comprised of seven major islands, accessible by ferry. Of these, Salt Spring Island is the largest, offering abundant marine adventures and a variety of local



artisans, food purveyors, and craftspeople. Salt Spring also is known for its robust artist community, with a large number of studios and galleries that open their doors to the public. Other major islands in the region include Mayne, Galiano, and Pender. Each possesses its own unique personality and topographical identity, with hiking trails, historic parks, picnic grounds, and waterways.

Though the region offers endless days and nights of discovery, Moresby Island itself is a blank canvas waiting for a passionate entrepreneur to imbue it with a new sense of purpose. Currently in single ownership, the land is comprised of 17 separate legal titles, ranging in size from six to 150 acres – each with ocean frontage. The possibilities are endless, from creating a new community for those seeking moonlit nights and sun-filled days to retaining the island’s holistic integrity as the ultimate private oasis.

The island features the necessary infrastructure to maintain the small farming operation, plenty of fresh water, and a diesel-powered generator. There are also a number of unpaved historic roads that weave throughout the island from which one can discover favorite spots to launch a kayak or canoe, wade into the fresh waters, or simply lounge under the canopy of fir and cedar trees.

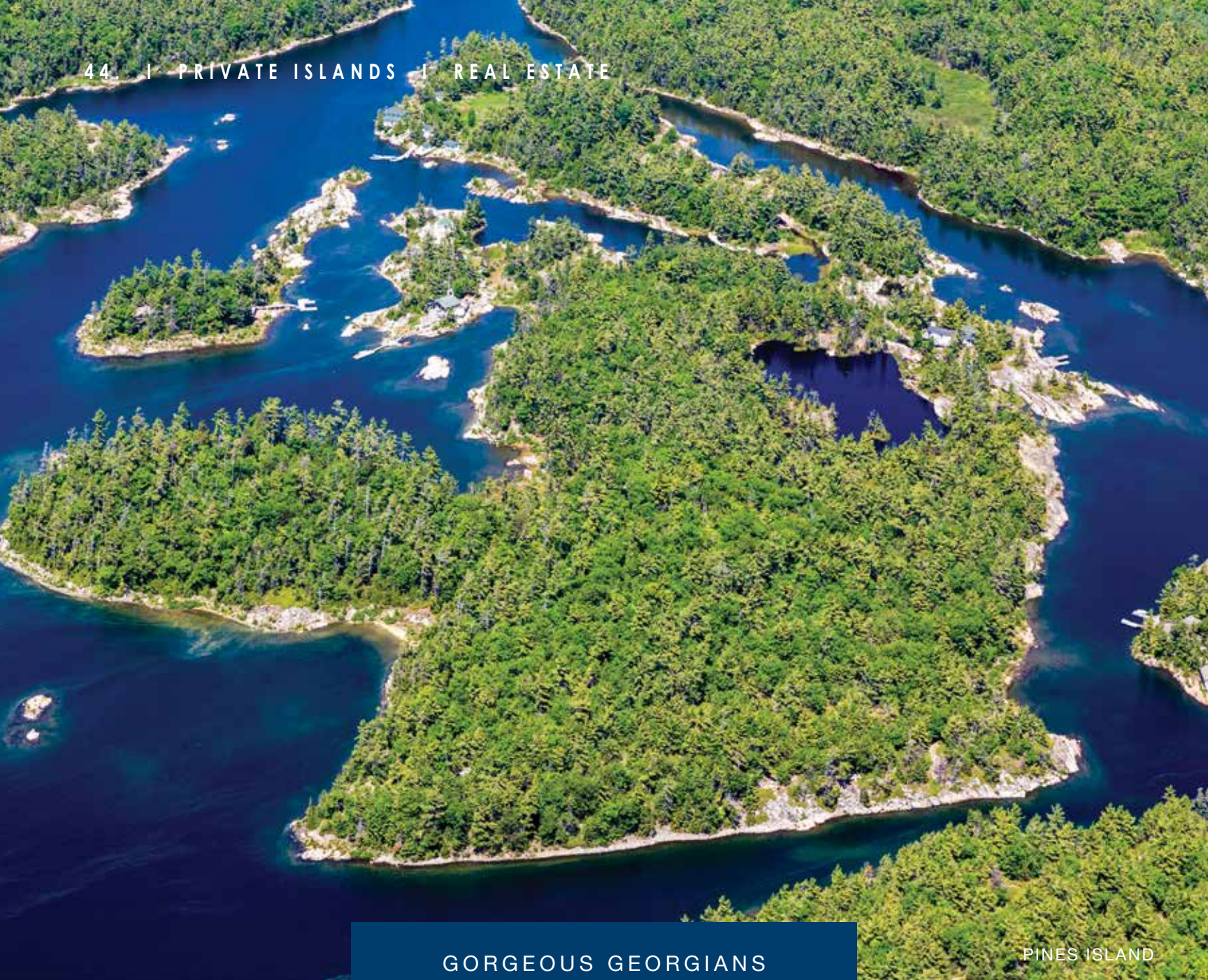
Moresby Island is within close proximity to Vancouver, Victoria, and Seattle and easily accessible via private boat or floatplane, with regular ferry service among the surrounding southern Gulf Islands. This one-of-a-kind island will undoubtedly render its future owners speechless. With such spectacular surroundings, maybe that’s not such a bad thing.



MORESBY ISLAND
British Columbia, Canada
1440 acres

PRICE UPON REQUEST

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GORGEOUS GEORGIANS
GEORGIAN BAY, ONTARIO

PINES ISLAND

By Dan Allen

It's been called Canada's top hidden travel gem: Ontario's vast and gorgeous Georgian Bay, less than 100 miles from Toronto, but a world away in terms of seclusion and tranquility. So large that it's commonly referred to as "the sixth Great Lake," Georgian Bay sports more than 1,200 miles of majestic coastline and some 30,000 islands, which together form the largest freshwater archipelago on the planet.

Whether you're looking for a pristine island canvas, a turnkey luxury compound, or something in between, these three properties all share some of the best features that Georgian Bay has to offer: magnificent views, utter privacy, and easy access to a world of outdoor adventure options.

Blanketed in the stately trees that give it its name, The Pines Island is situated in the Long Sault area of Sans Souci, just off Georgian

Bay's eastern shore. With 28 acres and more than 7,000 linear feet of shoreline, The Pines is a rare offering in terms of its sheer magnitude, boasting numerous bays, inlets, channels, and spectacular building sites. Its features make it perfect for the creation of a single-family compound, with local planning guidelines allowing for up to four separate western-facing lots. Hydro connection is readily available from any of the neighboring islands. Other Pines Island highlights include several protected harbors, an interior lake, and a western-facing natural sand beach. And when you're ready to return to civilization, The Pines Island is located just 20 minutes by boat from the full-service marinas of Parry Sound, via the protected waters of the South Channel.

This unique opportunity comes at a remarkably low price: At just CAD 1,495,000, this landmark Georgian Bay island is ready to be shaped into the retreat of your dreams.



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PINES ISLAND



MOWAT ISLAND



MOWAT ISLAND - ALL IMAGES



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Harkening back to the famed Great Camp era of the early 20th century, this magnificent Georgian Bay compound was built in the 1930s for a prosperous Michigan family, and has been meticulously preserved and maintained by its current owners. Located just off the Big Sound north of Parry Sound's harbor, this storied property covers more than 11 acres on Mowat Island's northwestern tip. All of the typical trappings of Great Camp style are here, including a spacious main lodge with separate guest cabins and out buildings. The structures are all made from peeled round log and stone and boast open truss ceilings. Man-made and natural stone pathways link the structures and lead to the compound's picturesque outlooks and quiet nooks.

A massive two-sided floor-to-ceiling fireplace, which creates two separate living spaces, anchors the property's splendid 3,000-square-foot main lodge. On the south side is a great room with dining and living areas, a separate breakfast nook and sunroom, a two-piece bath, and a screened porch. On the north side is a family room and lounge, plus a six-sided solarium hewn from local granite. The large, well-equipped kitchen creates a link to the bedroom wing, with its master bedroom and en-suite laundry and utility room.

Just a short walk from the main lodge is the guest cabin, which boasts four bedrooms, three baths, and a covered front porch. The property also features a two-bedroom beach cabin, overlooking the shore and just steps from the water. On the compound's western tip is a harbor, while the southern shore features a stunning white sand beach with protective jetty.

Easy access to Mowat Island comes from the full-service marinas in the nearby Parry Sound basin. Alternately, the Harrison Landing Marina is just a ten-minute boat ride away.

The property even comes with its own unique history, as the former site of one of Georgian Bay's grandest hotels. During the passenger steamship era (which saw its heyday in the 1890s), guests would arrive at Mowat Island's two-story boathouse and veranda – unfortunately lost in the same 1975 storm that would claim the SS Edmund Fitzgerald.





ISLE OF REST - ALL IMAGES



MOWAT ISLAND - ALL IMAGES



© PAUL BENNETT - ALL IMAGES



Another gem in Sans Souci's Long Sault area is the more refined Isle of Rest, an easily manageable 1.3-acre islet that comes completely ready for Georgian Bay enjoyment. The lovely two-story timber frame cottage has three bedrooms and two baths, with a dining room sporting superb 270-degree views thanks to glass doors and panels on three walls. The island also includes a one-bedroom waterside bunkie with its own deck, and a sheltered deep-water harbor with two floating docks. Charming pathways connect everything on Isle of Rest, and its beautiful landscaping features raised-bed vegetable gardens.

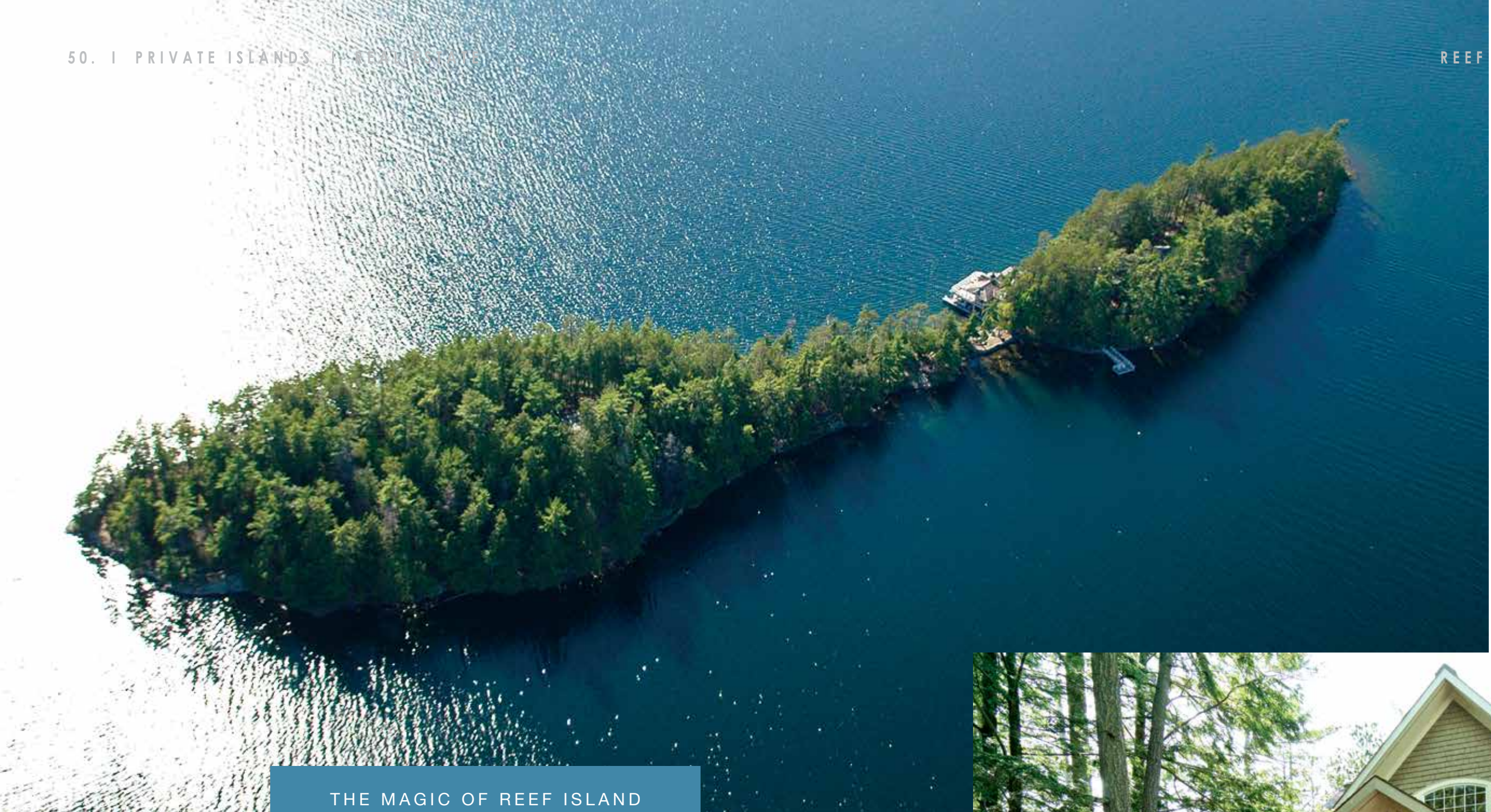
Not only does Isle of Rest offer perfectly self-contained seclusion, it's also conveniently located – just minutes away are a private tennis club and amenities at the local marina. This turnkey-ready petite private island is offered at just CAD 1,975,000.

For more information about any of these Georgian Bay islands, contact George Webster at Moffat Dunlap Real Estate Limited: email george.webster@moffatdunlap.com, call 416 938 9350 or visit www.moffatdunlap.com



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THE MAGIC OF REEF ISLAND

MUSKOKA, ONTARIO

By David M. Brown

A hundred miles north of Toronto is a magical area of lakes, Precambrian rock, and mature pines. Here the massive Laurentian Shield, which accounts for 40 percent of Canada’s land mass, is rich in minerals and natural beauty.

With its picturesque cottages and quiet bays where you can fish, swim, boat, paddle, windsurf, or water ski, it’s an accessible paradise on the edge of the northern wilderness. Feeding into the area’s largest lake, Muskoka, is Lake Joseph, and that’s where you’ll find Reef Island – a turnkey getaway so enticing that once you see it, you may never want to leave.

Centered on the 5.5-acre private island is a 4,914-square-foot home designed by architect David Gillett and built by area craftsmen in

2003 for the owner, a former National Hockey League player. “The landmark home, with elegant Muskoka style and finished in local materials, is encompassed by lake views visible from every window,” says Ben Imrie, who is representing the property with his brother, Dan, for Chestnut Park Real Estate Limited, Brokerage, iMuskoka Properties, Ontario.

The island has 3,234 feet of shoreline, with two sand beaches and deepwater access at the end of its docks. The water at the north end of the island drops to 100 feet, creating a haven for walleye. A 3 + 1 slip boathouse features an entertainment center, and an adjacent cottage with office and den also can accommodate additional guests.



“Because these buildings are grandfathered and rebuilt from the original homestead, the boathouse with living accommodations is larger than current bylaws provide; and the cottage is only about 25 feet from the lake on each side, accentuating the feeling of waterfront living,” Ben says, noting that a privately owned parking dock is also included. Among other Reef Island amenities are a sports court, batting cage, putting green, and a half-mile walking/running loop. “The loop provides vistas to stimulate your senses every step or jog of the way, and the Caribbean-style sand beach and crystal-clear Lake Joseph waters further add to the sense of relaxation,” he says.

All of the island’s buildings are an updated take on Old Muskoka design. “We envisioned the complete group of new buildings as a family compound in the tradition of the grand old ‘camps’ of the Adirondacks and the cottage compounds that have dotted the Muskoka lakes for a century,” says Gillett, principal of David Gillett Design, Ontario. “We took inspiration from the old buildings that would be replaced, and



designed a collection of buildings that celebrate the breezy solitude and quiet privacy of summertime island life with wide verandas, detailed woodwork, and cool shaded spaces.”

Grant and Sharon Watkinson, owners of Shoreline Construction, Ontario, built the seven-bedroom, 5.5-bathroom home in traditional stick frame construction consistent with Gillett’s plan. Interior features include tile and wood floors, marble counters, a Muskoka granite fireplace, and energy-efficient windows and doors. Cedar shingles were used on exterior walls and the roof.

“We have boated past Reef Island numerous times, but to be honest, until you actually step foot on it, you have no idea what an amazing refuge it truly is,” Sharon says. “It is one of our favorites of all the beautiful places and islands we have been blessed to work on during our 23 years of construction in Muskoka.”

Lake Joseph reaches 400 feet deep in sections, and is well marked for safe boat navigation. “A number of springs feed it with continual fresh water, and the water clarity approaches that of the Caribbean,” Ben says.

The closest town to Reef Island is Port Sandfield; airports in Parry Sound and Bracebridge accommodate private planes and small

jets. From both, seaplane services can drop you at the island’s dock. Although there are more than 50 islands in Lake Joseph – which is about 10 miles long and two miles across at its widest – few are wholly privately owned, making this a true gem.

“Reef Island is further developable into a compound to suit your family’s needs, but you can enjoy this ultimate island estate in its current perfection now,” Ben says. “It is simply irreplaceable.”

Reef Island is offered at \$8,995,000.

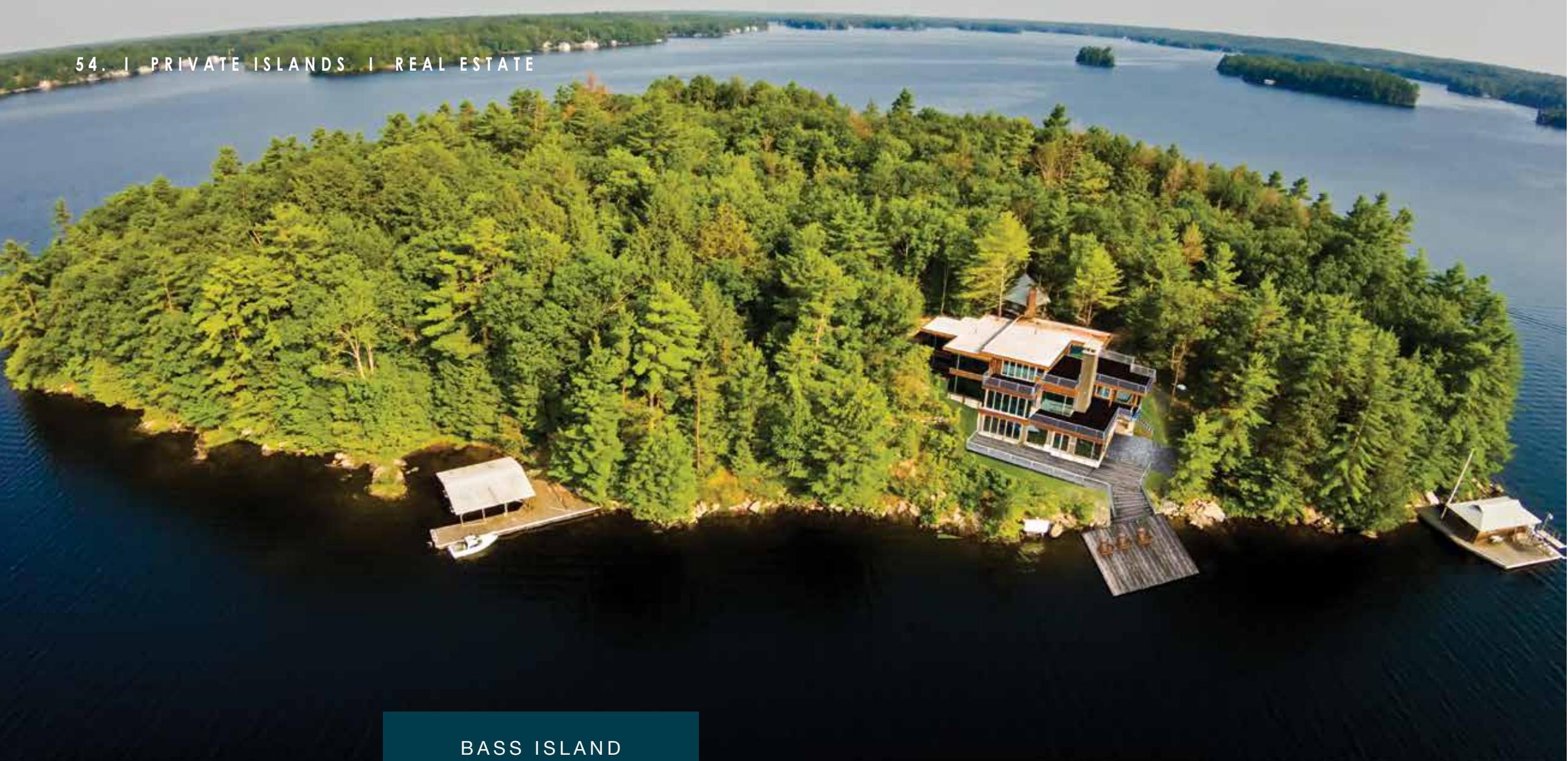


REEF ISLAND
Muskoka, Ontario
5.5 acres

CAD 8,995,000

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705 644 2475

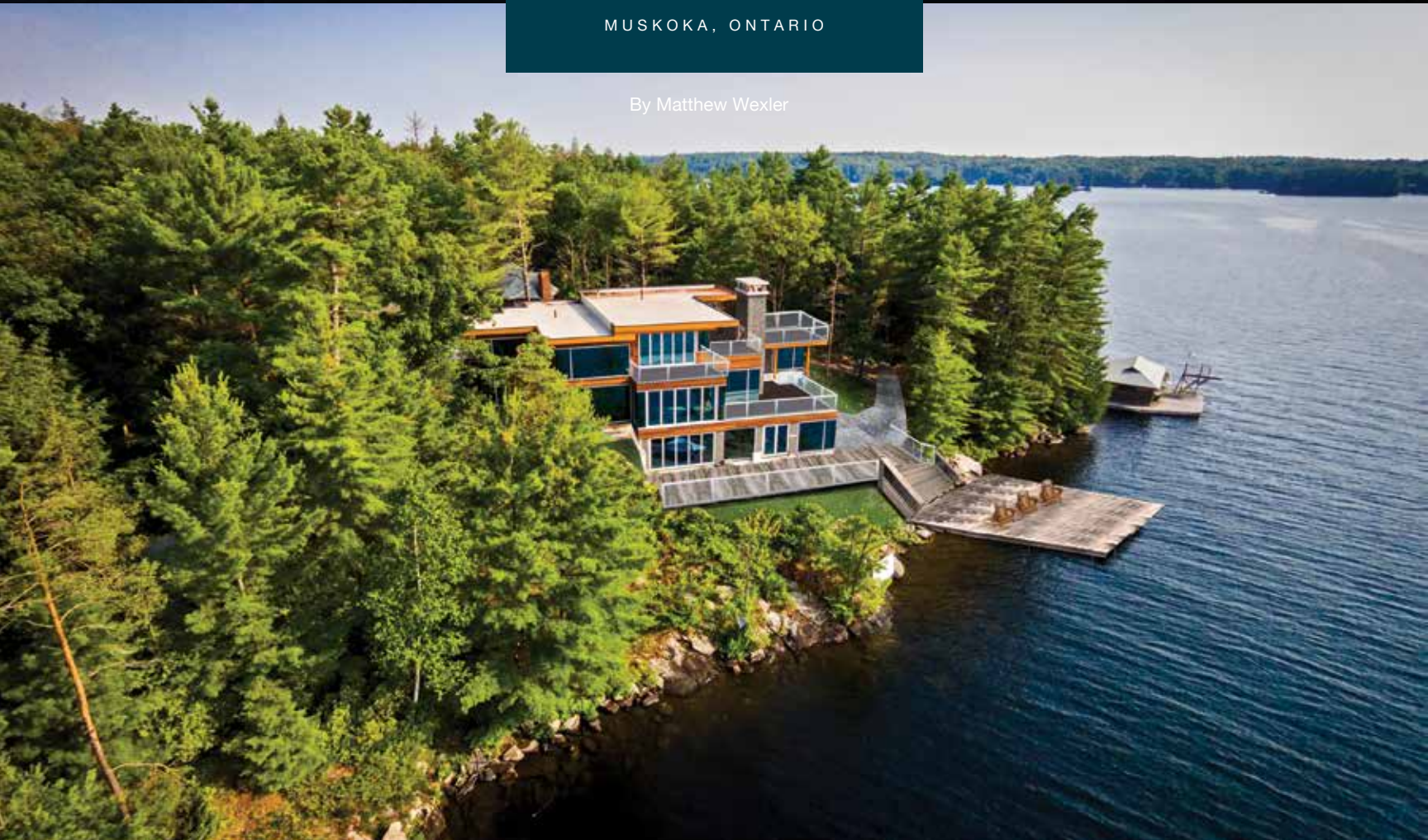




BASS ISLAND

MUSKOKA, ONTARIO

By Matthew Wexler



Recently recognized by National Geographic as one of the “100 Places That Can Change Your Child’s Life,” Lake Muskoka is a transformative destination for the entire family. Nestled among the lake’s western islands, Bass Island offers 11 acres of private oasis and a brand-new, 11,000-square-foot architectural masterpiece that utilizes some of the world’s finest materials while paying homage to its natural surroundings.

The six-bedroom home features panoramic views at every turn along with three wood-burning fireplaces that are well suited for cozy gatherings of family and friends. Imported Italian and Spanish tiles and natural walnut create a warm yet contemporary aesthetic – and for a true sense of relaxation, the property features a 1,200-square-foot spa with amenities that would rival any five-star resort.

Spa features include a state-of-the-art Finnish dry sauna and Turkish steam room. Known for stimulating circulation and detoxification, they have heated marble benches for ultimate comfort. Spa amenities also include a cold plunge pool (often used by professional athletes to reduce muscle inflammation), commercial-size hot tub, resistance swimming pool, and heated stone flooring.

For those who like to entertain, the gourmet kitchen is outfitted with handmade cabinetry, Bosch and Electrolux appliances, two refrigerators, two cooktops, and a double wall oven to accommodate even the most decadent dinner parties. An additional two-bedroom guesthouse ensures that all are welcome for any size celebration.

Beyond the island itself, Muskoka is a year-round destination that offers something for everyone, including hiking trails at nearby Hardy Lake Provincial Park, 24 golf courses throughout the region, and a vibrant arts community. After exploring these surrounding landscapes, retreat back to the exquisitely designed property. A peaceful sunset as seen from Bass Island is a gentle reminder of how a place can, indeed, change one’s life.



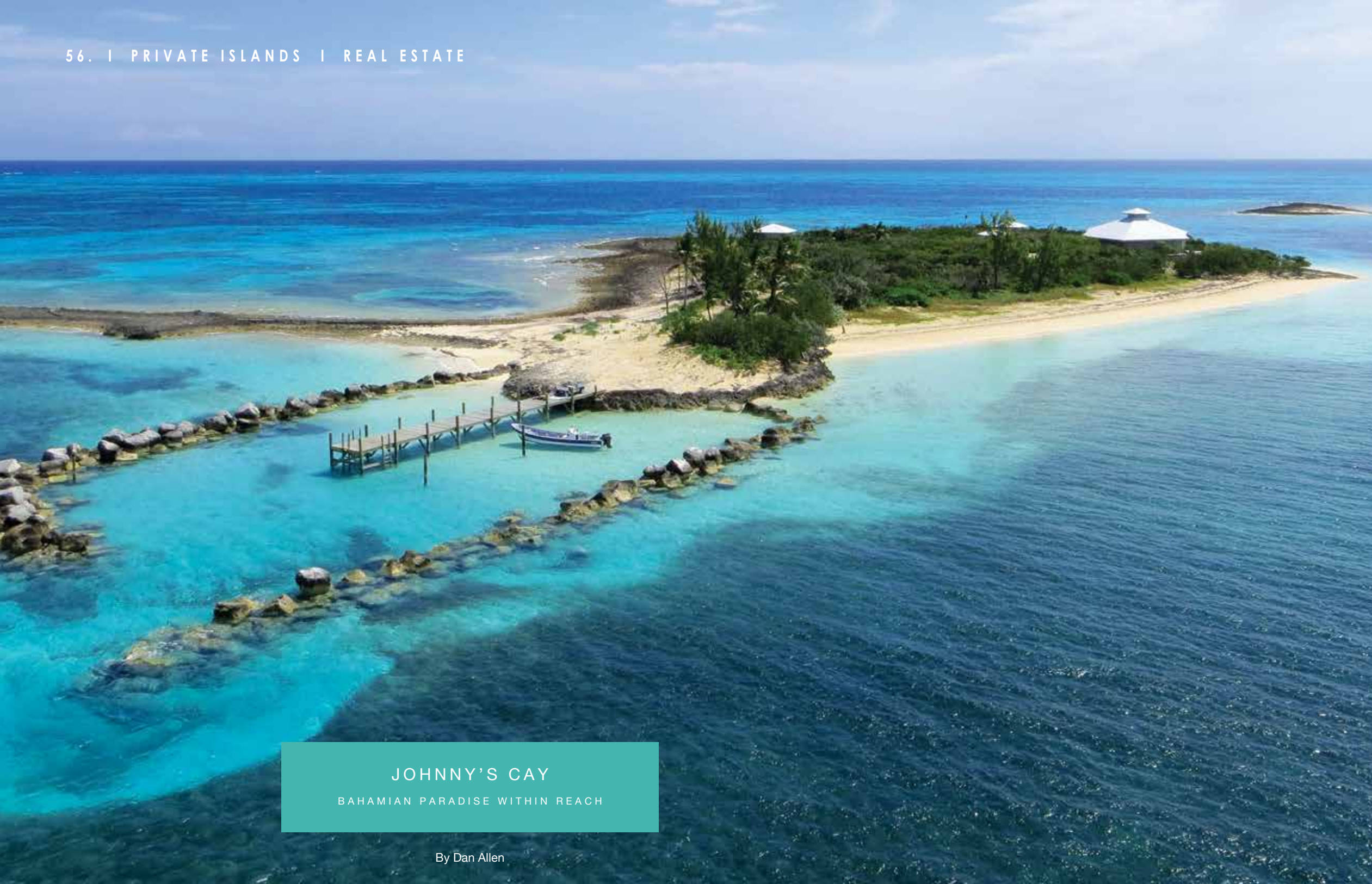
BASS ISLAND

Muskoka, Ontario
11 acres

CAD 11,800,000

INQUIRIES

Storey Badger
Broker - Sotheby’s International Realty Canada
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JOHNNY'S CAY
BAHAMIAN PARADISE WITHIN REACH

By Dan Allen



It's the shared dream of many: to have one's very own private island getaway in the glorious Bahamas.

Most will assume it is simply out of reach. The land might be affordable, but construction at remote island locations is often expensive, not to mention incredibly time-consuming. And turnkey whole-island properties usually come with astronomical price tags.

Johnny's Cay proves that the dream can be a reality. A breathtaking 4.5-acre isle ideally situated in the Abaco region of the Bahamas between Elbow Cay and Man-O-War Cay, Johnny's Cay is just seven minutes by boat from the modern conveniences – and famous lighthouse – of Hope Town.

The beauty and sheer tranquility on Johnny's Cay are astounding. Protected pathways surrounded by lush foliage make getting around simple and soothing. The island's postcard-like shoreline boasts two fantastic beaches as well as a man-made marina and a stretch of calm and protected deep water for enjoying aquatic sports of all kinds. Just offshore, reefs make for incredible snorkeling and diving.

Built in traditional Abaco style, the island's light and airy two-bedroom main residence includes soaring ceilings, large windows with hurricane shutters, cypress wood paneling, and Corian kitchen counters. A separate guest house is perfect for family or friends, and brings the total bedroom count on the island to four. Utilities for the property come straight from the mainland, drastically reducing uncertainty and expense.

The brand new Marsh Harbour International Airport is just a few miles away, featuring direct flights from Nassau and several cities in Florida, including Miami, Fort Lauderdale, and Orlando.

Best of all, Johnny's Cay isn't just within reach geographically – it's also reasonably priced. This gorgeous freehold island and its lovely turnkey home are being offered at just USD 5,995,000. For more information or to schedule a viewing, contact Kevin Cross at kcross@gmail.com.



JOHNNY'S CAY
Abaco, Bahamas
4.5 acres

USD 5,995,000

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In the 1940's George Mosko took over the company and over the past 60+ years he has grown it into one of the largest construction/development groups in the Bahamas. His sons, Jim, John and Milton took over the management of the group a few years ago and are now developing it even

further, having developed or been involved with the most notable projects in the country.

Today this family leads some of the largest, most capable and experienced building and construction companies in the Bahamas. Having grown with the Bahamas, the group has demonstrated its capability and capacity to overcome any obstacle.

Mosko Group has grown over the past 85 years into the industry leader, managing a diverse portfolio of real estate and construction-related businesses.

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NASSAU, BAHAMAS

TORONTO, CANADA

A DREAMY ISLAND SONG

SOUTHWESTERN CAMBODIA

By Matthew Wexler

For a taste of island life off of Cambodia's southwestern coast, Song Saa offers guests a transformative experience that combines luxury, sustainability, and a commitment to the Gulf of Thailand's wondrous yet fragile ecosystem.

Husband and wife team Rory and Melita Hunter first discovered the mostly uninhabited archipelago in 2006 and completed Song Saa in 2011. The tropical oasis features 27 villas, spa and wellness sanctuaries, an infinity pool, yoga and meditation sessions, locally sourced food, and access to an abundance of water sports ranging from scuba diving and guided snorkeling to kayaking.

Equal parts resort and conservation project, Song Saa spans the islands of Koh Ouen and Koh Bong, which are connected by a footbridge that gently hovers above a marine reserve rich with sea turtles, tropical fish, and coral. The villas are built and furnished with sustainable materials, such as collected driftwood and reclaimed timber from old factories. Yet amid these rustic materials is an understated sense of luxury: Handcrafted furniture made by local artisans, Ploh linens, a fully stocked bar, and private decks and pools await visitors upon arrival.

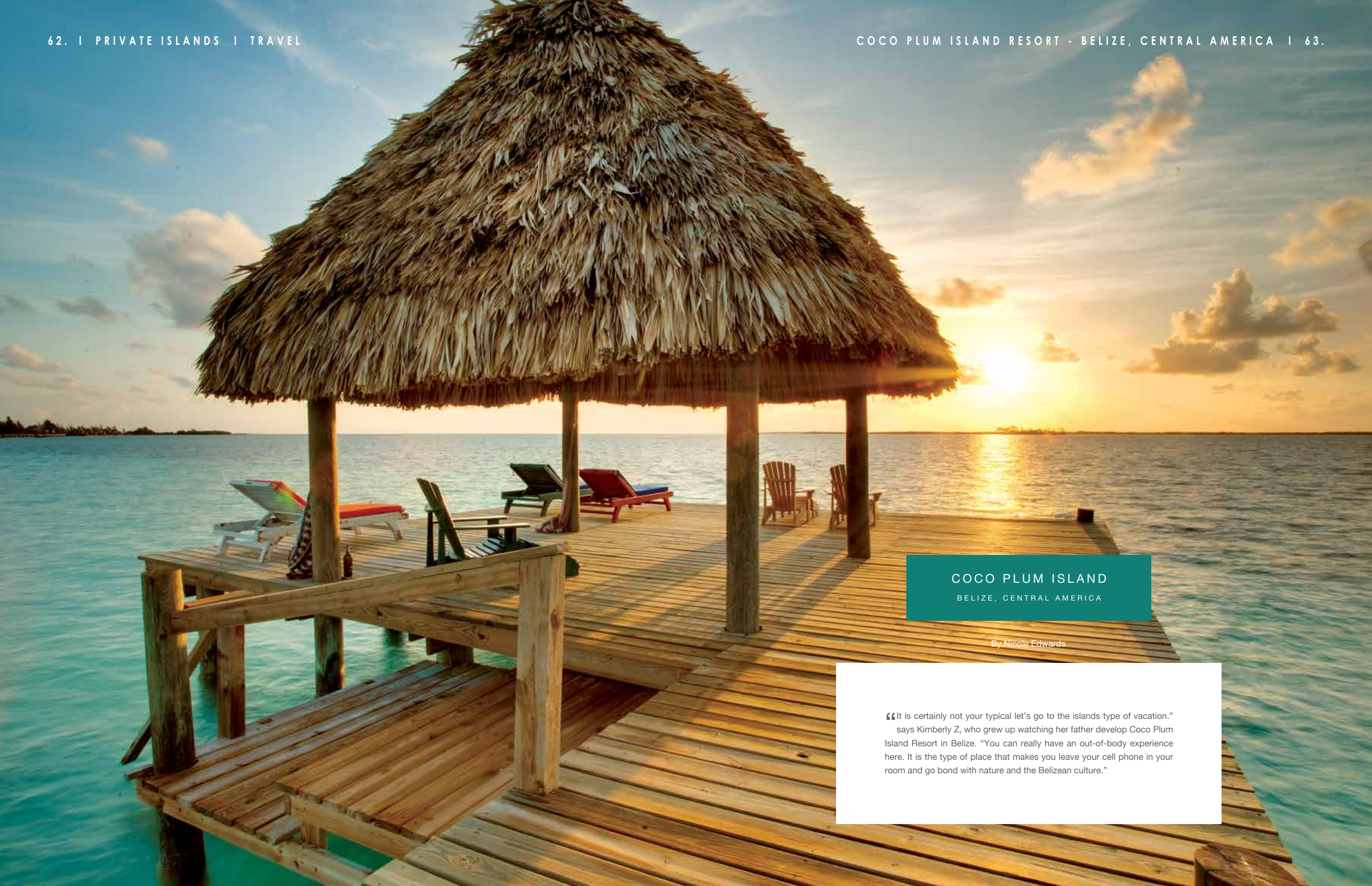
The Hunters bring their vast experience in interior design, organic sculpture, and property development to the region and are committed to its sustainability through the establishment of the Song Saa Foundation. "Being the first island resort in Cambodia's history comes with an immense responsibility to lead by example and ensure we set the highest benchmarks in conservation and community development," says Rory. This includes marine and land conservation, as well as future goals that include transforming a Cambodian fishing boat into a mobile education center.

The all-inclusive pricing includes the option to experience many of these initiatives first hand. Then again, sunrise yoga, destination dining at one of the island's hideaway locations, and spa treatments* at one of the secluded wellness villas are equally enticing. Fortunately, Song Saa offers it all. The only drawback is that you'll never want to leave.

*additional charge

For more information, contact:
reservations@songsaa.com, +855 23 6860360 or
 visit www.songsaa.com.





COCO PLUM ISLAND
BELIZE, CENTRAL AMERICA

By Nicole Edwards

“It is certainly not your typical let’s go to the islands type of vacation,” says Kimberly Z, who grew up watching her father develop Coco Plum Island Resort in Belize. “You can really have an out-of-body experience here. It is the type of place that makes you leave your cell phone in your room and go bond with nature and the Belizean culture.”



Coco Plum’s exclusive beach is studded with 14 colourful cabanas housing no more than 30 guests at a time.



Born out of the chaos of Hurricane Hattie, the island once stretched far beyond its current 60-acre expanse; but the storm severed it into three distinct pieces of land with Coco Plum resting in the center, a 30-minute boat ride from the town of Dangriga. Coco Plum’s exclusive beach is studded with 14 colourful cabanas and a 3 bedroom, 3 bathroom villa overlooking the Caribbean Sea.

The scenic allure of Coco Plum makes the island a frequent site for romantic milestones. The all-inclusive resort offers sunset weddings, special arrangements for honeymooners, and an intimate setting for anniversary getaways.

Diverse sites envelope the island, both on land and in the sea. During a guided hiking trip through the ancient Mayan archaeological site Xunantunich, travelers gain a clear vista of neighboring Guatemala from the ruins’ pinnacle. Thrill seekers can zip line through the lush

canopy of a nearby rainforest, home to brightly hued toucans and camouflaged jaguars.

The sparkling water also holds countless opportunities to interact with beauty. Belize Barrier Reef bursting with life – perfect for diving, snorkeling or reeling in a fresh catch for dinner. Should you bring home a sea haul, the resort’s local chefs are happy to prepare it while you observe.

All-inclusive Coco Plum Island Resort caters to relaxation. The private cabanas and center pavilion are built with tranquility in mind, whether as a retreat after an intense tropical adventure or simply as a respite from the world to share with a person you love.

Toll Free: 1 800 763 7360
Email: contact@cocoplumcay.com



SUNSET SPLENDOR
KEY WEST, FLORIDA

By LoAnn Halden

A certain kind of magic happens when you reach the quaint town at the southernmost end of the continental United States. Effort gives way to inspiration. Victorian-style cottages cluster around its historic center and jasmine wafts through the warm air. The taxis are pink, the water a stunning blue-green. There is no other resort town quite like Key West, where Halloween celebrations go on for 10 days and people take time out to stop and applaud the sunset. Ernest Hemingway fell in love with Key West in 1928 and its appeal has never waned.

But Key West packs its charm into limited space, making Sunset

Key Guest Cottages, A Westin Resort the ideal accommodation solution – you can experience the town and remain removed from its crowds simultaneously. Sunset Key, a 27-acre island, sits a mere 500 yards from the shops of Mallory Square, but it’s only accessible to guests via the resort’s launch at The Westin Key West Resort & Marina. Those who make the short trip across the water receive the keys to a secret oasis.

The resort is tucked into seven acres of the island, a soothing mix of gardens and private beachfront. Coconut palms line its white sands; hibiscus and frangipani blooms add fragrance and color to

the manicured grounds. The absence of cars and scooters allows the sound of wind through palm fronds to take center stage.

Instead of hotel rooms, Sunset Key provides its guests with a home away from home: 40 custom-designed one-, two-, three- and four-bedroom cottages that celebrate the proximity to the Caribbean with slanted tin roofs, creamy pastel hues, paddle fans, and rich wood finishes. One-bedroom cottages average 900 square feet, and the largest homes top 2,500 square feet with sunset-facing balconies, private plunge pools, and their own beach access. A basket of fruit and freshly baked pastries is delivered to your porch

each morning, and cottage kitchens may be custom stocked by request. The friendly staff is readily available, but never obtrusive.

Wander down the island’s quiet footpaths and you’ll find all the amenities you’d expect from a top-notch resort, from morning yoga classes on the beach to a heated zero-degree entry pool, an open-air poolside café/bar, two tennis courts, and a fitness center. Tiki-style cabanas provide shade on the sands with attendants on hand to deliver a tropical drink or snack at a moment’s notice. Sunset Key’s exceptional boutique spa has cozy treatment suites with private baths; or for the ultimate in romance, plan a



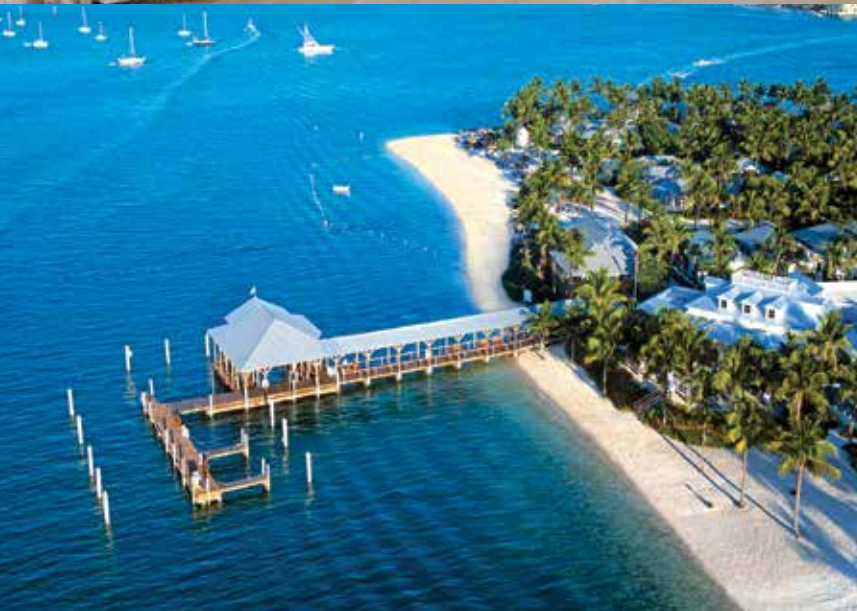
couple's massage in a private cabana on the beach followed by champagne and a five-course dinner. Latitudes, the resort's casually upscale indoor-outdoor restaurant, has cuisine to rival its sunset views over the Gulf of Mexico; locally sourced seafood and tropical fruits infuse the menu, which includes a lobster and crab cake not to be missed!

With enough notice, it's also possible to achieve the ultimate in exclusivity: a total buy out of all 40 cottages at Sunset Key along with Latitudes and The Spa. It's the perfect setting for a dream wedding or milestone celebration – a site that feels completely secluded yet is still easily accessible for guests via Key West International Airport.

If there is a downside to Sunset Key, it's that the accommodations feel so homey that it's difficult to leave. That's when it's time to consider purchasing one of the bright, airy cottage residences, which replicate the traditional historic architecture of Key West. They range in size from 1,588 square feet to 6,000 square feet, not including ample wrap-around porches or rooftop observation decks. Homeowners receive access to Latitudes, The Spa at Sunset Key, the fitness center, tennis courts, the resort beach, and two other private beaches on the island. Residences all have either private or semi-private swimming pools and come with dockage. The inventory is constantly evolving, but the current roster of listings runs from USD 1.5 million to USD 6 million.

Sometimes reaching the end of the road isn't enough; you need to travel a little farther, toward the setting sun. That's the magic of Sunset Key – one visit and you'll see Key West in a whole new light.

For information and reservations, please visit www.WestinSunsetKeyCottages.com or call toll-free 888.477.7786.



SOUTH SHORE CHARM

STRUM ISLAND, NOVA SCOTIA

By David M. Brown

On Nova Scotia's South Shore, a one-hour drive from the Halifax International Airport, is Mahone Bay – for many visitors the “New Martha’s Vineyard.” The area is known for its shipbuilding; the hospitality of its residents and a picturesque, historic village of the same name. Mahone Bay’s Main Street features upscale restaurants and shops, outdoor plazas, a marina, and three signature church spires: St. James’ Anglican, St. John’s Evangelical Lutheran, and Trinity United.

In the center of the bay is Strum Island, your opportunity to acquire 10 acres in this charming area along with a 9,500-square-foot arts-and-crafts home for better taking in the local beauty. Built in two phases in the last four-plus years, the six-bedroom, six-and-a-half-bathroom home tapers in on all sides, inspired by area lighthouses of a bygone era. The layout includes two stories of living space, an expansive third-floor master suite, and a fourth-floor observation tower with

spectacular 360-degree views. Above this is yet another option for incredible views in the form of a traditional widow's walk, a type of railed rooftop platform that was named after the wives of sailors who used them to search for signs of their seafaring spouses.

Strum Island is connected to the mainland for all services, but it's also self-sustaining. Fresh drinking water is supplied by an aquifer accessed by a well, and electrical generators provide a backup power source. The home has also been built to strict Dade County hurricane codes. "The self-sufficiency of the island extends to fresh food, as the owners can fish off the island, and there are productive vegetable gardens," says Mariana Cowan, CEO of Coldwell Banker Supercity Realty, Halifax. "Made almost entirely of granite, the residence also integrates western red cedar, slate roof, copper flashing and impact safety glass."





A state-of-the-art security system monitors the home, which can be controlled remotely from any part of the world via computer, tablet, or smartphone. The open interior includes a one-of-a kind walnut-carved bar, media room, exercise area, and a richly finished kitchen that will satisfy the entertainment needs of large or small groups. Throughout the home, the commitment to intricate design is evident. The “Lobster Temple,” the ultimate outdoor entertainment area, features a built-in granite table and an expansive wood-burning fireplace. In addition, 4,500 square feet of covered and uncovered decks and patios contribute to the comfort of outdoor gatherings. A short walk away from the main house is The Rose Hut, the island’s own island getaway, with views that change as often as the tides.

Strum Island’s helipad ensures ease of air access. By water, the mainland is just 1,750 feet away. Arrive on the island’s 105 foot wharf of pressure-treated wood and concrete to find a boathouse with second-story quarters for a caretaker or cook, along with space for a variety of watercraft. On the mainland, a 100-foot concrete wharf and a 1.67-acre parcel make a prime space for constructing a new additional dwelling. Services for this expansion are either in place already or have been pre-approved.

Boating, fishing, and hiking opportunities abound on the mainland, and there are a number of other quaint towns that share the waterfront with Mahone Bay. Lunenburg is a UNESCO World Heritage Site located nearby; its historic center is a National Historic Site of Canada. Chester, to the northeast, holds the largest regatta in North America each year. That is, if you ever choose to leave the island’s sandy beach and inspiring greenery. “The landscape has been carefully restored by the owner with native vegetation – some 50,000 plants – in order to preserve its natural setting,” Cowan says. There is also a new sea wall to prevent erosion.

“The uniqueness of its architecture, the numerable features and amenities, coastline location, and the privacy, security, and peace it affords make Strum Island an unparalleled retreat, surrounded by the beauty and grandeur of the Atlantic Ocean,” she says.

For more information: www.strumisland.com.



STRUM ISLAND
Nova Scotia, Canada
10 acres

PRICE UPON REQUEST

INQUIRIES
Mariana Cowan, CIPS
Coldwell Banker Supercity Realty
Mobile 902 221 4498
Office: 902 450 5752
Fax: 902 450 5753
mvc@supercityrealty.com
www.strumisland.com



NOVA SCOTIA'S DISTINCTIVE SOUTH SHORE

WHERE BEAUTY MEETS HISTORY ALONG THE SEA

By Dan Allen

More than four centuries ago, the sheer beauty of Nova Scotia's South Shore made it one of the very first areas in North America to be colonized by European settlers. Today, the South Shore is still one of the most scenic spots on the continent, brimming with history, natural splendor, and unforgettable seaside vistas. Now a precious piece of that beauty and heritage can be yours, all with the added intimacy and luxury of a private island locale.

Situated just off of Nova Scotia's mainland on majestic Moshers Island is a prime 50 acre plot, surrounded by natural forest and

lovely beachfront. Crowning the property is a spacious and sumptuous 2,300-square-foot home, accented in deep wood tones and featuring fantastic ocean views, with its own patios and decks for optimal enjoyment. This completely turnkey home includes two large guest suites with walk-in closets and an open-concept eating/dining/entertaining area, as well as lush comforts like a Rumford wood-burning fireplace, heated flooring, spacious spa-like bathrooms, a steam shower and a soaker tub. Built in 2010, the home is reliably serviced with electricity, internet and telephone, and fresh water is abundant on the Island.

A stunning 50 acres surround the home, ensuring privacy and offering over 3,000 feet of north- and south-facing oceanfront shoreline with deep-water anchorage. About 700 acres in total, Moshers Island is covered in stately natural forest and fantastic wildlife, and offers dramatic views of the adjacent harbor, ocean and mainland. The island boasts its own Coast Guard-maintained lighthouse—and for ultimate convenience, even a helicopter landing pad.

Moshers Island is part of the protected LaHave Island group, located just two miles and a few minutes off the coast of Nova Scotia, with easy access from public launch points on the mainland. Very nearby are Crescent Beach and Risser's Beach, as is the historically important Nova Scotia town of LaHave. Just a few miles farther up the road is the colorful and picture-perfect seaside town of Lunenburg, designated a UNESCO World Heritage site in 1995 not just for its beauty, but for its significance in First Nations, Acadian French, and British colonial history.





To the east lies the gorgeous Kejimikujik National Park, while to the south is the coastal Lighthouse Route, one of Canada's most scenic drives.

Nova Scotia's exciting and tourist-beloved capital of Halifax is located just an hour and a half away. Loaded with excellent attractions, cultural offerings and dining options, Halifax provides Moshers Island with a convenient connection to big-city life. The city's Stanfield International Airport offers direct flights from across Canada and the United States, and even several from Europe.

Few private islands include the fantastic combination of beauty, history, privacy, convenience, move-in readiness and price of Moshers Island. This grand Nova Scotia home and 50-acre parcel are being offered at \$1,275,000 CAD.



MOSHERS ISLAND PROPERTY
Nova Scotia, Canada
50 acres

CAD 1,275,000

INQUIRIES
Andreas & Patti
902 529 1441
MoshersIslandNS@eastlink.ca
www.MoshersIslandNS.ca



CLAPBOARD ISLAND WEST
ARTISANAL ELEGANCE ON CASCO BAY

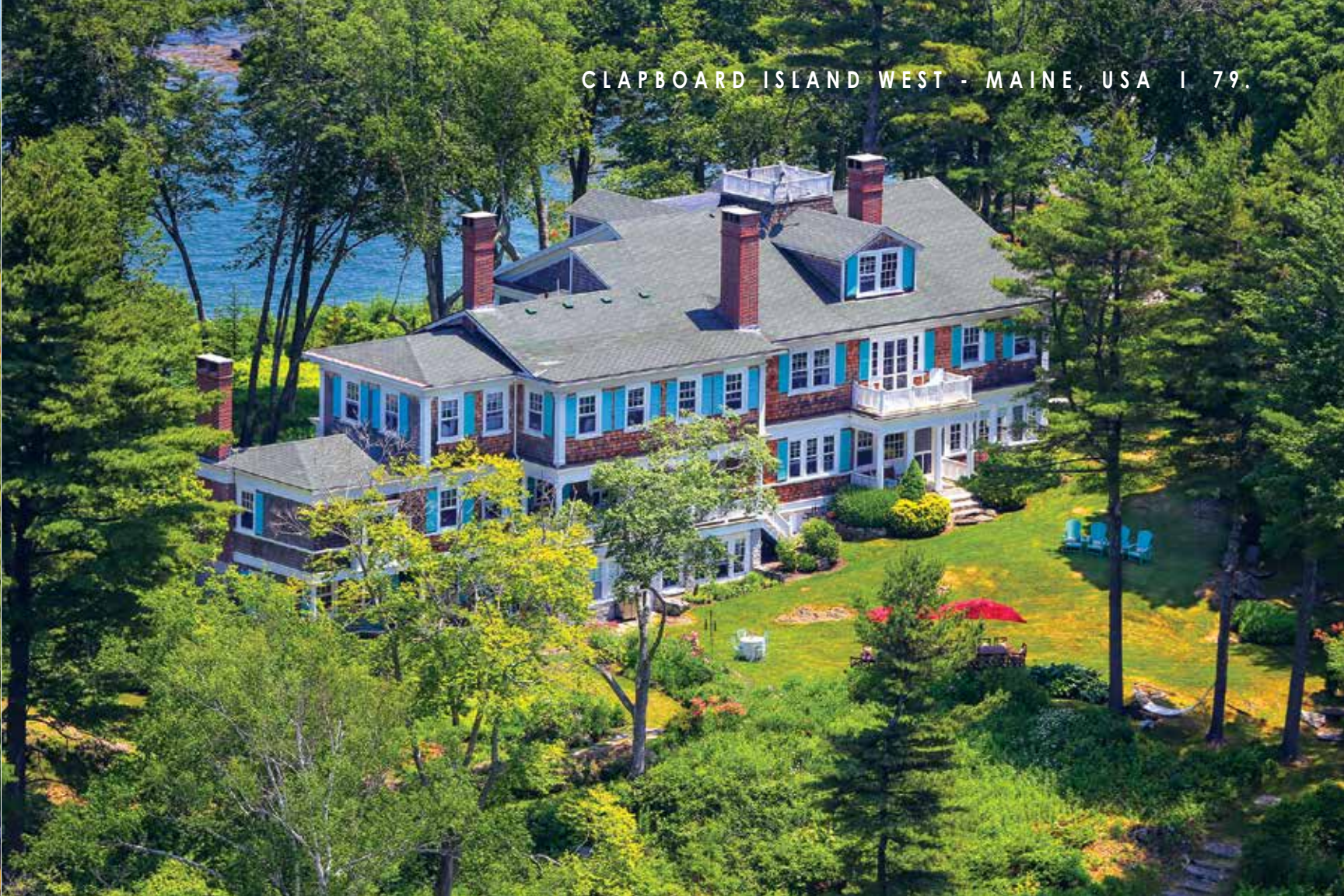
By Dan Allen

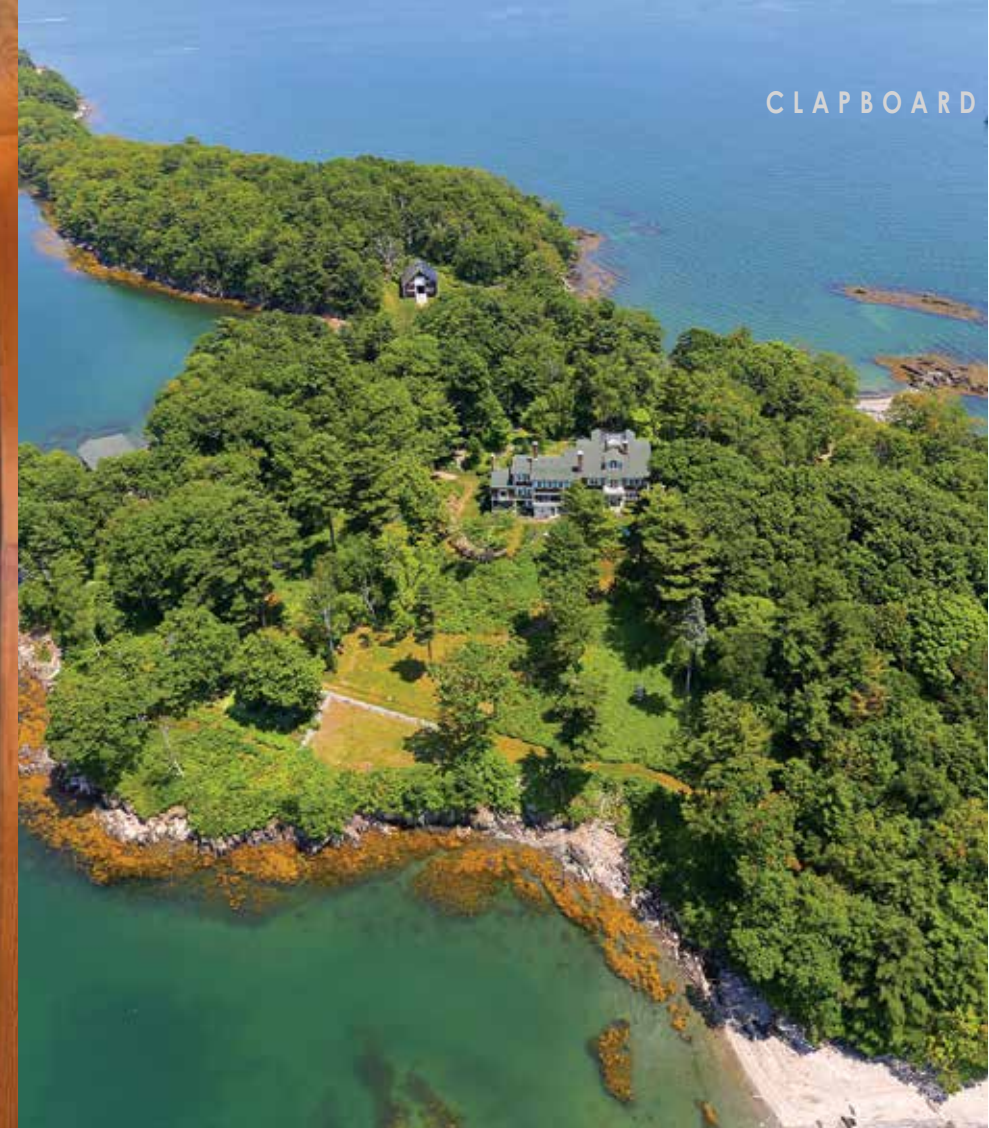
Rarely does the chance come along to own a piece of classic elegance in the private island realm. Clapboard Island West offers just such a unique opportunity, set against the stunning sailing-paradise backdrop of Maine's Casco Bay.

When Philadelphia philanthropist Samuel F. Houston came to Casco Bay on a hunting and fishing holiday at the end of the 19th

century, he fell in love with Clapboard Island. In 1898 he hired 100 local artisans to complete the property's spectacular house in just 100 days. Thanks to strong ties to the rail industry (his father helmed Pennsylvania Railroad), Houston was able to easily transport special pine from Oregon for the home's construction. The house served as a summer getaway for generations of the Houston family until the late 1990s, when they sold it to its present loving owners.

Clapboard Island West's grand and graceful turn-of-the-century home, with eight bedrooms and six-and-a-half baths, has been meticulously restored and furnished with authentic period furniture, lending it warmth, style, and comfort. The original Oregon pine glows with natural luster. Modern utilities, including both a generator and solar power for electricity, as well as an extensive well system, keep the house running smoothly. Among the property's other fantastic amenities are its original large stone pier, a fully furnished guest house, a children's playhouse, a shingle-style boathouse, a helicopter pad, and a large barn.

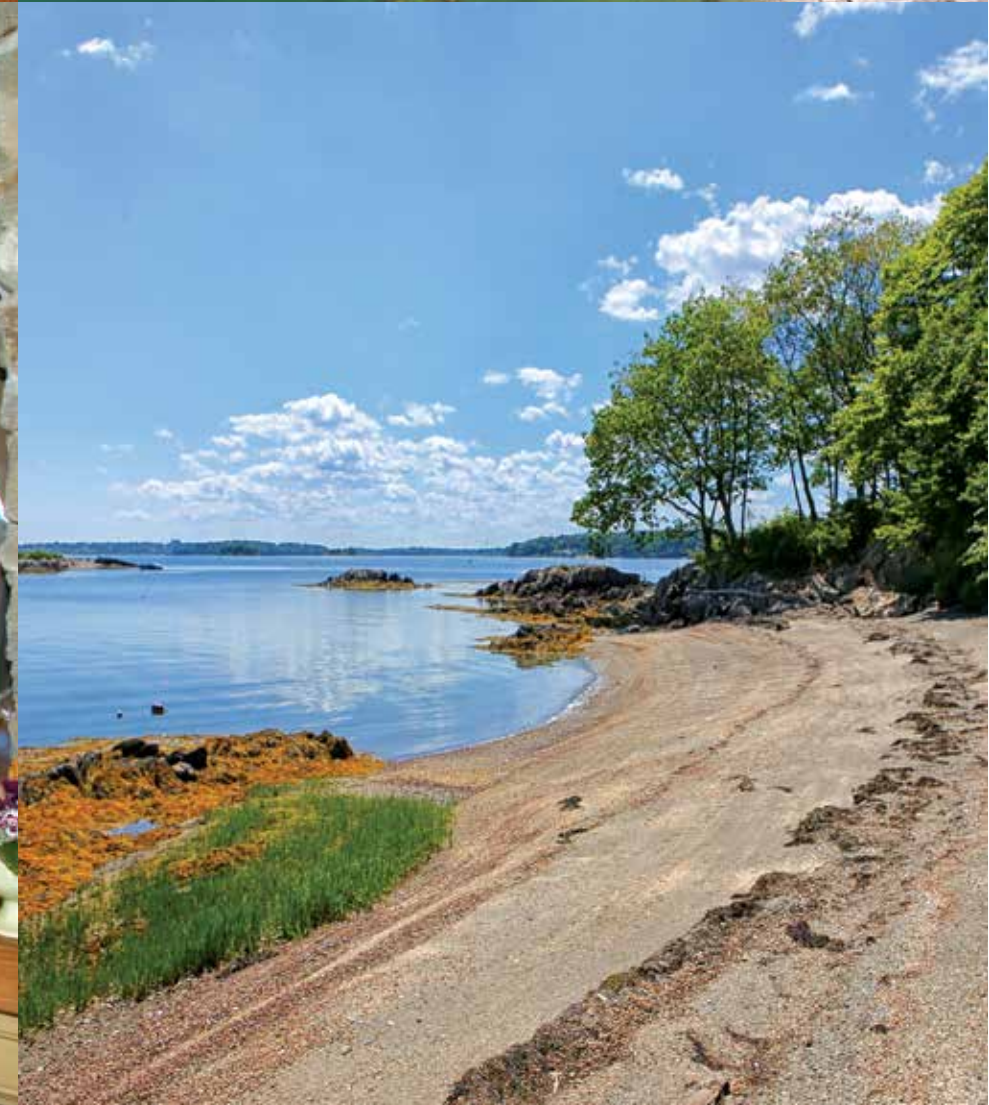




Encompassing 22 acres of Clapboard Island's 40-acre expanse, Clapboard Island West includes excellently maintained hiking trails and five swimming beaches (part of 3,200 feet of private water frontage). The charming Little Clapboard Island, which is easily accessible from the mainland at low tide, also is part of the offering.

The island's prominent yet fully private position in Casco Bay is just six miles and mere minutes from downtown Portland. Closer still (just a mile away) is the town of Falmouth, home to one of Maine's largest anchorages, as well as the Portland Yacht Club and three private golf clubs.

This stately and inviting home and its wonderful property are being offered at USD 5,995,000.



CLAPBOARD ISLAND WEST
Falmouth, Maine, USA
22 acres

USD 5,995,000

INQUIRIES
David Banks
RE/MAX By The Bay
Direct: 207 553 7302
Cell: 207 773 2345
Fax: 207 553 7290
www.TheDavidBanksTeam.com



RICHARDSON ISLAND
LAKE NIPISSING, ONTARIO

By Matthew Wexler



RICHARDSON ISLAND
Lake Nipissing, Ontario
10 acres

CAD 1,950,000

INQUIRIES
Storey Badger
Broker - Sotheby's International Realty Canada
Muskoka / Collingwood Division
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705 706 4400



A NEW REPUBLIC
BLISSFUL GREEN LIVING IN THE BAHAMAS

By C.L Frey



A sense of harmony permeates the Bahamas. Warm, clean breezes deliver gentle caresses, and the Atlantic Ocean creates a soothing symphony as it laps against the shores of the island chain. The pace is slower, and the air is fresher. It's no accident that many top spas and medical retreats have found inspiration in this landscape, creating respites from mainland crowds.

But why settle for a quick getaway when there is an affordable way to have a home in the Bahamas that can truly change the way you live? This is a development that rejoices in the unspoiled beauty of the tropical terrain while also complementing it with a commitment to sustainability. Green Island Republic is a Swiss-based project that fuses luxury and environmental awareness into a one-of-a-kind zero emission eco -community.

The architects behind this new venture have decades of global experience with the construction of planned communities, but they wanted to take it a step further and create a safe and reasonably priced haven for families, entrepreneurs, and retirees that wouldn't impact the local surroundings. With the aid of wind turbines, solar panels, and geothermal energy sources, Green Island Republic proposes to eliminate its own carbon footprint. This is only the first in what the developers envision as a collection of thoughtfully planned private island communities worldwide, which will uphold Green Island Republic's dedication to wellness and a healthier planet.

Construction of the island's villas follows the same mantra, incorporating sustainable products into airy, two-story contemporary designs that maximize views of surf and sunsets. Four-bedroom beach villas and three-bedroom garden villas each have a spacious kitchen, private terraces and balconies, and a swimming pool. The latest in smart home technology, mobile communications, and custom appliances ensure that green living doesn't preclude comfort.

All villa ownership includes a stake in the island: beachfront properties come with 21,528 square feet of land, and garden sites have 10,764 square feet of yard space. Co-ownership of

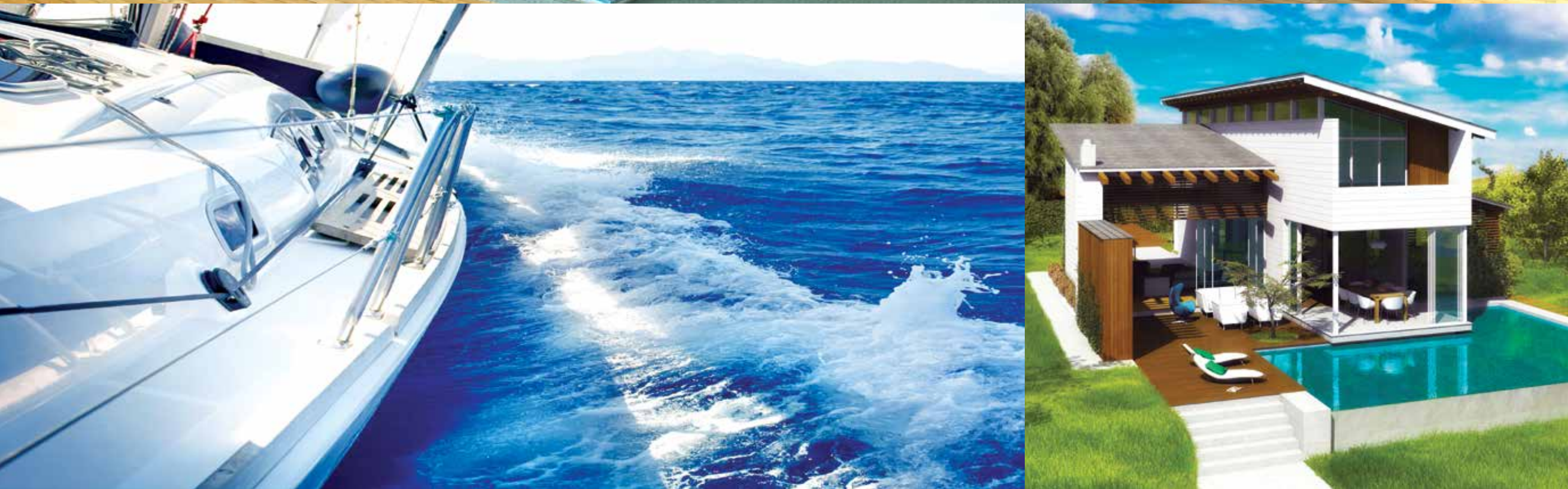


the common island acreage and extensive amenities – ranging from a leisure village and state-of-the-art health center to a sports arena and helipad – are also part of the package. You'll have your own golf cart to tool around the island and pay visits to the beachside water park, casino, nightclub, outdoor theater, and bistros. Six tennis courts, four bocce fields, an indoor rock-climbing wall, and a nine-hole golf course underscore Green Island Republic's devotion to an active, healthy lifestyle. Instructors will be available for wind surfing and sailing lessons as well. The clear surrounding waters are ideal for snorkeling or scuba and a marina with daily water taxi service provides easy transport to neighboring island destinations and airports.

In addition to its eco-consciousness, Green Island Republic takes pride in its affordability and stress-free approach to island investment. Beach villas with island co-ownership are only USD 1.29 million, and garden villas are offered at USD 590,000. A comprehensive management arrangement provides security, maintenance, housecleaning, a regular roster of hosted events, and free access to all island facilities for one low monthly fee. The purchase also includes a one-year renewable homeowner's card to allow for lengthy visits or full-time residency in the Bahamas.

Good health goes hand in hand with the tranquility of island living, and Green Island Republic takes that concept to new heights. The planned community not only celebrates the pollution-free, palm-fringed beauty of the Bahamas and makes it easy for you to leave behind the rat race, but it also guarantees that this natural beauty remains accessible for future generations to enjoy.

For more information visit
www.greenislandrepublic.com.



WILD ROSE ISLAND
PICKEREL RIVER, ONTARIO

The Pickerel River System, a 37-mile route connecting multiple lakes with the French River in northern Ontario, is a fisherman’s and boater’s paradise. Nestled within this rich waterway, you’ll find Wild Rose Island.

The island’s well-maintained three-bedroom riverfront cottage has all the comforts of home, including a

four-piece bath with jetted tub and steam bath, as well as a large eastern-facing deck. Five acres of the island are for sale, while its remaining two acres are Crown land.

Conveniently located only five minutes from the local marina and a 3.5 hour drive from Toronto, means more time to savor your own private island getaway.



WILD ROSE ISLAND
Pickerel River, Ontario
5 acres

CAD 349,000

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Broker of Record
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43 James St.
Tel: 705 746 4221
Toll free: 1 800 380 4636
gerhardt65@gmail.com
www.gerhardt-realestate.com



FREE DRINKS ISLAND

GEORGIAN BAY, ONTARIO



Smooth expanses of granite meet the sparkling waters of Georgian Bay on this 8.5-acre island, creating a stunning backdrop for an Ontario escape.

Tucked into the scenic setting is a comfortable two-bedroom cottage with a sizable living room and granite fireplace, a kitchen located in a separate but attached building, a detached cabin with three-piece bath, and a guest cabin with a covered deck. A boat shop on the shoreline and a long, protected, floating dock can handle large deepwater vessels.

Nature enthusiasts will love the area's surrounding rocky islands, which are Crown land and ideal for exploring by kayak. But anyone who lays eyes on Free Drinks Island will want to linger over the views. It's a rare find for Georgian Bay, not to be missed.



FREE DRINKS ISLAND

Georgian Bay, Ontario
8.5 acres

CAD 699,000

INQUIRIES

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BIGWOOD ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 36 ACRES

Positioned at the mouth of Byng Inlet, Bigwood is a magnificent 36 acre island featuring lush white pine forests, smoothly sloping granite and breathtaking western views of iconic Georgian Bay landscapes and waterscapes. Surrounded almost entirely by crown land the island is just 10 minutes from the local Britt marina.

Five cottages on the island; the Main Lodge, Log Cabin, Play Cabin, Indian Cabin and Pointe Cabin can comfortably accommodate twenty. A large tool shed close to the main lodge accommodates a full workshop and dry dock storage for watercraft.

A network of footpaths and rustic wooden bridges link the structures and the trails which traverse the island, leading to endless spectacular views. At the south western tip of the island under a 3 masted flag pole, a large stone barbeque and picnic tables overlook superb views in all directions, a particularly spectacular spot at sunset.

GEORGE WEBSTER | GEORGE.WEBSTER@MOFFATDUNLAP.COM | 416 938 9350



BELLE LUNE ISLAND

CAD 1,690,000 | ONTARIO, CANADA | 3 ACRES

This beautiful island is located just 15 minutes from Honey Harbour, within a 2 hour drive of the greater Toronto area, situated in a secluded setting immediately adjacent to Beausoleil Island National Park. The custom designed cottage & guest cabin allow 360-degree views, sunrise to sunset!

Peter Cooper | peter.cooper@moffatdunlap.com | 705 726 9282



PUMPKIN KEY

USD 110,000,000 | FLORIDA, USA | 26 ACRES

Located in the Florida Keys and features a main 3 bedroom home, 2 caretaker's cottages, dock master's apartment and office, a 20-slip marina, tennis courts and golf cart paths. Complete with shore accommodations at Ocean Reef with dockage.

Russell Post | russell.post@sothebysrealty.com | 305 326 2027



WORLD ISLAND PROJECT

USD 16,000,000 | UNITED ARAB EMIRATES, ASIA | 11.61 ACRES

Man-made islands shaped into the continents of the world, located off the coast of Dubai. This currently undeveloped private island has the potential to be developed into a resort, house private villas or a waterfront home of your dreams.

Private Islands Inc. | info@privateislandsonline.com | 647 477 5581



STEELE POINT

PRICE UPON REQUEST | BVI, CARIBBEAN | 8.3 ACRES

Completely refurbished, the BVI's luxurious and iconic rental "Signature Villa", Steele Point, named after the peninsula on the very western tip of Tortola is built atop a 90 foot rock offering patios, courtyards, indoor and alfresco dining areas, and 5 air-conditioned suites. Simply breathtaking!

Chris Smith | chris@coldwellbankerbvi.com | 284 495 3000



CORAL ISLAND

USD 125,000 | MALAYSIA, ASIA | 1.5 ACRES

Measuring 1 1/2 km long and 1 km wide, this dream island has been subdivided into 27 lots of which 13 have already been sold. Architect designed 4 complete villa plans from which you can mix and match 1-4 bedrooms with infinity swimming pools, jacuzzis and helipads.

Paul Hickey | info@coralisland.club



STAFF ISLAND

GBP 125,000 | IRELAND, EUROPE | 10.25 ACRES

Situated off the southwestern shore of Upper Lough Erne near the well known Knockninny Quay & Restaurant area. An idyllic retreat of almost 10 1/4 acres of accessible, unspoilt woodland with open space to make a stroll around the island very pleasant.

Walter McFarland | william@eadiemcfarland.co.uk | 028 6632 4831



BROWN ISLAND

USD 1,250,000 | MICHIGAN, UNITED STATES | 48 ACRES

Brown Island is located on Grand Lake, a 5600 acre lake located 20 miles north of Alpena, Michigan and is easily accessible via a 5 minute pontoon boat ride from the mainland. The property is densely covered in cedar, white pine, basswood, white birch and a few other types of hardwoods and there are trails cut throughout. Deer rabbits, raccoons, and other small mammals inhabit the island as well as a large variety of birds including bald eagles, ruffed grouse, and woodcock.

Currently a small retreat center exists on the property consisting of a 3000 square foot main lodge complete with a commercial grade kitchen, dining room seating up to 35 guests, two 320 square foot cabins for guests and a 1200 foot pole barn for storage. There is water and electricity from the mainland via a marine cable and a commercial sized septic and drain system that can accommodate additional buildings. The lodge has been designed to easily convert into a private residence with very little additional building. There is also a barge and access lots that are available if a commercial entity is desired. This property is ideal for a corporate retreat setting or multiple family vacation property.

STEVEN PERKINS | STPERK1@YAHOO.COM | 513 910 7003



PATE ISLAND

CAD 1,375,000 | ONTARIO, CANADA | 4.5 ACRES

This recently constructed 1832 sq.ft. 3 bedroom, 2 bathroom Georgian Bay cottage is surrounded by a cedar wrap around porch. The open living area contains a floor to ceiling stone fireplace, family room, dining area and spacious open concept kitchen. All rooms look out large windows to the west. There is a master state room with a tile over sized walk in shower. The bedroom also boasts its own sliding doors to a deck.

Enjoy the sunsets from the deck or move into the screened porch at dusk. At the far end of the 4.5-acre island is a sheltered harbour with a dry boathouse and a U-shaped pier dock. There is good, clean, deep water at all the docks, but the best feature of all are the open panoramic views to the western sunsets. Just bring the groceries as all the furniture and appliances are brand new and included in the offering space.

DENNIS HAUCK | DENNIS@HAUCKONLINE.COM | 705 427 0714



JOST VAN DYKE

USD \$150,000-\$500,000/ACRE | BVI, CARIBBEAN | 0.7-5.6 ACRES

Overlooking Tortola and the western islands of the BVI and St. John, St. Thomas of the USVI, this pristine property is ripe for development. Access is partly paved and electricity is available to the site. This is a new development and several lots have already been sold. Access to the lots is now available from White Bay.

There are a number of waterfront lots and all the lots have a magnificent view. The lots have been laid out with privacy and ease of access a priority. The lot pricing will vary according to lot location, sizes, ease of construction etc. The minimum on any lot is \$150,000 per acre which are the steepest and least breezy etc. Most of the lots will be approximately \$250,000 per acre on the hillside with rocky waterfront and and hilltop varying from \$350,000 - \$500,000 per acre.

MARITHA KEIL | MARITHA@BVISIR.COM | 284 494 5700



CASEY BAY

PRICE UPON REQUEST | BVI, CARIBBEAN | 3.9 ACRES

Casey Bay is a stunning 4 bedroom contemporary residence, with brilliance in its architectural design, using the finest material to frame and enhance the surrounding Caribbean landscape. A path leads from swimming pool terrace to secluded beach below.

Maritha Keil | martha@bvisir.com | 284 340 5500/5555



GREEN ISLAND REPUBLIC

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN

Live the all-inclusive lifestyle, no hidden fees, access 24/7 to state of the art facilities and services, and become part of an eco-friendly, international, planned living community. Be the co-owner of the entire island.

info@greenislandrepublic.com



MOSHERS ISLAND

CAD 1,275,000 | NOVA SCOTIA, CANADA | 50 ACRES

This "Boat Access Only Island" paradise with deep water anchorage is 1.5 hours to Halifax offering a 2300sq. ft. luxury home with spacious comfortable living and fantastic ocean views from patios and decks with over 2200 feet of north and south facing oceanfront shoreline.

Patti and Andreas | MoshersIslandNS@eastlink.ca | 902 529 1441



JOHNNY'S CAY

USD 5,995,000 | BAHAMAS, CARIBBEAN | 4.46 ACRES

Just a 7 minute boat ride from Hope Town and boasting utilities directly from the mainland, this desirable turnkey island features a 2 bedroom main residence capturing unrivalled views over the Sea of Abaco, separate guesthouse, marina and 2 amazing beaches .

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



PLATANAL ISLAND

USD 2,000,000 | PANAMA, CENTRAL AMERICA | 5.9 ACRES

This spectacular island richly endowed with 5 beautiful beaches and a tropical palm tree forest is just 30 miles east off the Pacific coast of Panama, offering the next new owner a clean slate on which to develop their heart's desires.

David Montoya | davidmontoyagutierrez@gmail.com



STRUM ISLAND

PRICE UPON REQUEST | NOVA SCOTIA, CANADA | 9.8 ACRES

Strum Island in the heart of Mahone Bay has a custom built 9,500 sq.ft. home, numerous covered decks, 4th floor observation tower with spectacular 360-degree views, the 'Rose Hut', vegetable gardens and trees, wharf, boathouse and more.

Mariana Cowan | mvc@supercityrealty.com | 902 221 4498



PEARL ISLAND

CAD 249,000 | ONTARIO, CANADA | .6 ACRES

Pearl Island is a private island within the famous Bustard Islands group. This property contains a cottage and a cabin. Both are located in its sheltered bay and enjoy a picturesque west view of Georgian Bay. The Bustard Islands offer good fishing, are very scenic, and are ideal for exploring by kayak or canoe. There is deep-water docking around the island for sailboats or cruisers and for float planes.

The buildings on this property consist of a cabin and a remodeled two-bedroom cottage. The renovations of the cottage are approximately 80% complete. Over the course of these renovations, the owner has supplied nearly \$35K in materials. Renovations include new lumber, a new fridge and stove, two new wood stoves, two composting toilets, new piping, 12-15 new windows, 4 sliding doors and a \$2000 Xplornet High Speed Internet system. With little work this like-new cottage can easily be finished into your ideal getaway!

MICHAEL GERHARDT - BROKER OF RECORD | GERHARDT65@GMAIL.COM | 705 746 4221



DAYDREAM ISLAND

PRICE UPON REQUEST | QUEENSLAND, AUSTRALIA | 45.7 ACRES

One of Australia's premier tourist destinations, Daydream Island Resort and Spa is set in the pristine waters of the world-renowned Whitsunday group of islands on the Great Barrier Reef. With 74 tropical islands scattering the coastline, this natural wonder is an exotic and beautiful destination that attracts both holiday and business clientele alike from across the globe.

The island lies amongst the breathtaking Whitsunday group of islands only 4 km off the Queensland coastline. The island's close position to the mainland not only provides for ease of access, it also grants the rare feature of mainland water and electricity connection allowing for substantially reduced operating costs compared to other island resorts.

The offering includes complete ownership and control of Daydream Island that encompasses a 296 room 4-5 star resort, 74 staff rooms, a marina, Daydream Rejuvenation Spa, extensive food and beverage facilities and associated resort services.

RICHARD VANHOFF | VANHOFF@OZEMAIL.COM.AU | 61 0415 107 515



POLLY CAY

USD 2,200,000 | BAHAMAS, CARIBBEAN | 8.4 ACRES

A gorgeous property in one of the most enviable locations in the Bahamas, Polly Cay is a stunning undeveloped 8 acre private island located on the southern tip of Little Exuma in the Exuma chain.

A mere 600 yards from the mainland, Polly Cay can be reached by boat in less than 5 minutes or by direct flight from Miami to the international airport in George Town, Exuma in around an hour. The unique shape of the cay, natural deep water channel access and proximity to the mainland also make Polly an ideal location for a private retreat, a marina or a boutique resort.

The cay itself is afforded a good deal of protection from neighbouring islands and features natural 20 ft. elevations, 100's of sandbanks nearby as well as being fringed with the soft, powdery white sand that makes the Bahamas one of the premier vacation destinations in the world.

KEVIN CROSS | KCROSS@CROSSANDMOSKO.COM | 242 457 1284



TRUMP ISLAND

USD 8,750,000 | WASHINGTON, UNITED STATES | 29+ ACRES

Trump Island is an exceptional member of the 170 San Juan Islands. You'll find exquisite finishes throughout this 7029 sf. home designed by architect Rees Hudacek. It is centered around a regal Great Room, then divided into several different wings, boasting 360 degrees of water and forest views, patios and decks for entertainment.

Every detail was well planned, including the infrastructure. This home is self-sustained and completely off the grid. Power is run by two diesel generators that supply power to submarine-type batteries. Water is captured from rain run-off from the home's roof, purified and contained on the Islands 'tank farm'.

The boat dock spans 60x80 ft., accommodating yachts and approved for seaplanes. Gorgeous grounds include an 80,000 gallon pond to water the landscaping, vegetable gardens, fruit trees and care for greenhouse plants. Enjoy complete privacy in a natural setting.

LEIGH ZWICKER | LEIGH@LEIGHZWICKER.COM | 360 333 9975



RICHARDSON ISLAND

CAD 1,950,000 | ONTARIO, CANADA | 10 ACRES

A 6-acre ultimate private island on Lake Nipissing with spectacular views has a number of original log cabins handmade decades ago totaling 13 bedrooms, 6 bathrooms, 3000 sq.ft. of living space, landing area for a float plane and a 10 minute boat ride from the local marina.

Storey Badger | sbadger@sothebysrealty.ca | 705 706 4400



REEF ISLAND

CAD 8,995,000 | ONTARIO, CANADA | 5+ ACRES

This centrally located 5+ acre island on Lake Joseph includes a 6-bedroom classic Muskoka cottage, 3+1 slip boathouse with additional living quarters, sports court, batting cage, putting green, 1 km long walking/running loop and a Caribbean sand beach.

Ben Imrie | ben@imuskoka.com | 705 706 2099



WICKETS ISLAND

USD 650,000 | MASSACHUSETTS, UNITED STATES | 4.60 ACRES

You can't beat the price on this 4.6-acre private island in Onset Harbor. Accessible and private and just 1100 feet from shore with a deep granite stone dock in place from where you can boat or fish. You can design your dream getaway or work from completed plans for an 8500-sq.ft. home.

Teresa LaCroce | tbl@brt.com | 203 748 5100



CLAPBOARD ISLAND WEST

USD 5,995,000 | MAINE, USA | 22 ACRES

With 3,200ft of water frontage, this one of a kind meticulously restored historic property built in 1898 is the ideal summertime estate and family compound. Situated on a 40 acre island, it is located six miles north of beautiful downtown Portland in the most pristine sailing area of Casco Bay.

David Banks | dbanks@homesinmaine.com | 207 553 7302



BASS ISLAND

CAD 11,800,000 | ONTARIO, CANADA | 11 ACRES

Elegantly designed architectural masterpiece on Lake Muskoka built in 2014 -11 acre island presenting 11,000 sq. ft. of luxury living which includes a 2 bedroom guesthouse. Expert craftsmanship and exquisite building materials sourced from around the globe.

Storey Badger | sbadger@sothebysrealty.ca | 705 706 4400



WHITE PIGEON ISLAND

CAD 2,550,000 | ONTARIO, CANADA | 4.86 ACRES

Located in the beautiful Sans Souci Community of Georgian Bay, this private island includes an architect designed 5 bedroom main cottage, 5 bathrooms, floor to ceiling windows throughout, extensive docks, a dry boat house and a beautiful guest cabin.

Ben Imrie | ben@imuskoka.com | 705 706 2099



PHOEBE ISLAND

USD 349,000 | MAINE, UNITED STATES | 2.11 ACRES

This island parcel includes a 1 bedroom 800 sq.ft. self sufficient cottage with mainland acreage which is prime for development offering trout ponds, road frontage and woods. A custom manufactured utility boat with 2 derricks is included. A rare opportunity for those looking for adventure.

Deb Henderson | deb@maineoutdoorproperties.net | 207 852 7577



1004 ST. HELENA ISLAND

USD 3,950,000 | MARYLAND, UNITED STATES | 6.47 ACRES

Located just minutes from Annapolis, this serene island sanctuary offers panoramic views of Little Round Bay from the 3 level 4 bedroom 6,567 sq.ft. historic brick cottage with in-law quarters, guest house and tower office. Enjoy fishing from 1600 ft. of sandy beach shoreline or multiple slip pier.

Stefan Holtz | stefanholtz@northropteam.com | 410 884 2765



FREEDRINKS ISLAND

CAD 699,000 | ONTARIO, CANADA | 8.5+ ACRES

Features a 2-bedroom cottage with huge living room and granite stone fireplace, a kitchen in an attached building, a 3-piece bath in detached cabin, a guest cabin with roofed deck, a boat shop at the shoreline, and a long protected floating dock.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



WILD ROSE ISLAND

CAD 349,000 | ONTARIO, CANADA | 5 ACRES

This 5-acre island property on Pickerel River, with 2+ extra acres of crown land has a well maintained 3 bedroom cottage with all the comforts of home including a jetted tub and steam bath, and is a 5 minute boat ride from the marina.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



LONG ISLAND

PRICE UPON REQUEST | SOUTH CAROLINA, USA | 4600 ACRES

Perfectly situated minutes from the historical charm of downtown Charleston, Long Island features an archaeological site for war artifacts, +/-147 acres of high ground for potential development, and an interior roadway accessing all points of the island.

Sink Kimmel | sink@thenicholscompany.com | 704 373 9797



PULFORDS ISLAND

CAD 275,000- 325,000 | ONTARIO, CANADA | 2+ ACRES

Island lots minutes from mainland marinas and Lake of the Woods Royal Yacht Club. These new lakefront lots have 2+ acres of titled lands with frontages of 250 to 500 feet, sandy beaches and various points and coves. Enjoy views in all directions. Includes hydro, telephone & hi-speed internet.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



MOWAT ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 11.3 ACRES

An island parcel on the north western tip of Mowat Island, this magnificent property was created in the 1930's and has been meticulously preserved and maintained by the current owners features a 3000 sq.ft. main lodge, 4 bedroom guest cabin, 2 bedroom beach cabin and several utility buildings.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



ISLE OF REST

CAD 1,975,000 | ONTARIO, CANADA | 1.3 ACRES

Exceptional offering on the Long Sault, Sans Souci comprising a superb two storey timber frame cottage, single bedroom water side bunkie, sheltered deep water harbour with two floating docks, connecting pathways throughout, beautifully landscaped with raised bed vegetable gardens.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



THE PINES ISLAND

CAD 1,495,000 | ONTARIO, CANADA | 28 ACRES

One of Sans Souci's landmark islands aptly named "The Pines Island". A beautifully treed 28 acre island with bays, inlets, channels and spectacular building sites featuring over 7,000 linear feet of shoreline, western facing natural sand beach, many protected harbours and an interior lake.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



CARMICHAEL ISLAND, LAKE OF THE WOODS

CAD 2,100,000 | ONTARIO, CANADA | 13 ACRES

Rare virgin island in Kenora, featuring 3200 ft. of shoreline, small sand beach and three inlet bays. Low to medium/high profiles allow for recreational facilities and walking trails. Big water for sailing and fishing with 4 season access. Available electricity, internet and phonelines. 10 min boat ride.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



ROUND ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 1.5 ACRES

A turnkey island property in the heart of Sans Souci is perfectly positioned with breathtaking views. This island offers a Main Cottage, Master Cottage and two bedroom Guest Cottage all recently, meticulously constructed by a well known builder.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



BEULAH ISLAND

CAD 1,260,000 | ONTARIO, CANADA | 2.5 ACRES

With superb open water views to the west and northwest from a sheltered harbour in the much sought after community of San Souci on Georgian Bay, this island features a multi-leveled 2 bedroom cottage, single bedroom bunkie, and dry boathouse.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



SUBTLE ISLANDS

CAD 29,000,000 | BRITISH COLUMBIA, CANADA | 85 ACRES

Two extraordinary private islands joined by a tombolo features an exquisite 6 bedroom 13,600 sq.ft. house, chef quality kitchen, showcase Barn, additional accommodations and support buildings. Comes fully staffed with all furnishings, watercraft, vehicles and more.

Mark Lester | mark.lester@am.jll.com | 604 998 6130



MOWGLI ISLAND

CAD 3,800,000 | BRITISH COLUMBIA, CANADA | 9 ACRES

With approximately 3400 linear ft. of low bank waterfront with sandy beaches and a 50 ft. "L" shaped dock for year round moorage of numerous vessels, this ultimate recreational getaway features an award winning 2000 sq.ft. 4 bedroom home, a studio/bunkhouse and more.

Jamie J. MacDougall | jmacdougall@sothebysrealty.ca | 604 632 3310



SECOND SISTER ISLAND

CAD 1,295,000 | BRITISH COLUMBIA, CANADA | 3 ACRES

The most southerly of the 4 islands known as the 'Sister Islands', this private island is predominantly treed and remains largely in its natural state with an improved excellent dock, offering a purchaser the opportunity and flexibility to construct a new home.

Mark Lester | mark.lester@am.jll.com | 604 998 6130



MORESBY ISLAND

PRICE UPON REQUEST | BRITISH COLUMBIA, CANADA | 1440 ACRES

The largest privately owned island within the Southern Gulf Islands, Moresby is predominantly forested, featuring over 9 miles of shoreline with natural bays, private coves, beautiful beaches, a varied topography offering panoramic views and 150+ acres of cleared, fenced and productive farm fields.

Mark Lester | mark.lester@am.jll.com | 604 998 6130



PRIVATE ISLAND PARADISE

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 38 ACRES

In the heart of the Exuma chain sits a most luxurious private resort featuring a main house, guest cottages, Harbour House, Manor House, stone chapel, spa, gym, infinity pool, docks, boats, golf carts and floatplane. This island will steal your heart.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WALKERS CAY

USD 19,000,000 | BAHAMAS, CARIBBEAN | 58 ACRES

Situated in the Abaco islands, this legendary fishing resort known worldwide as the premier deep-sea fishing location has a 2,800-ft airstrip, state of the art electric generating facility, a marina and approvals in place for an upscale development.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



LITTLE ST. GEORGE'S CAYE

USD 1,600,000 | BELIZE, CENTRAL AMERICA | 5.07 ACRES

Little St. George's Caye, named in honor of St. George's Caye, is a stone throw's to the east and the historical capital of Belize, where the Battle of St. George's Caye took place in 1798.

Situated less than one and a half miles away from the Barrier Reef, the largest barrier reef in the Western Hemisphere and second in the world only to Australia, the property is poised for development with a provisional approved subdivision plan allowing for 17 individual lots which can be a mix of residential or commercial use. This private island boasts 2 powdery white sandy beaches, one facing the north and the other facing west towards Belize City as well as two common green areas for the use of the island's residents.

Little St George's Caye has it all - location, natural attributes and ready to build on - with potential limited only by one's imagination and budget.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM | 011 501 670 6818



TREASURE CAYE

USD 650,000 | BELIZE, CENTRAL AMERICA | 4.9 ACRES

Treasure Caye is just 9 miles or a short 17 minutes by motor boat east of the town of Dangriga, Belize. This beautiful private island would readily lends itself to becoming an exclusive, personal island getaway. It could also be developed and operated as a resort.

Excellent snorkeling areas await right off the shore of the island, and the available deep water docking easily accommodates any private vessel. Close proximity to Dangriga makes it simple to access any necessary supplies, tools, fresh local fruits and vegetables, meat, and dairy products - all of which are readily accessible on the island.

Treasure Caye is also a prime fishing location with lobster, crab, conch and many other varieties frequenting the surrounding, pristinely blue waters. The offering of Treasure Caye is a rare and affordable opportunity to own your personal paradise in the Caribbean Sea.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM | 011 501 670 6818

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(See this issue's feature on p.24 for details!)

Contact Paul Hickey, New York
info@coralisland.club

Coral Island



Mongli Island
British Columbia, Canada



With approximately 3400 feet of low bank waterfront and sandy beaches, this ultimate recreational getaway features an award winning 2000 sq.ft. 4 bedroom home, a studio/bunkhouse and over 1000 sq.ft. of expansive decks.

CAD 3,800,000


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